MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP 82160
EXHIBIT MAP
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED: DEPT. REGIONAL PLANNING
CONDITIONAL USE PERMIT RPPL2019002048 EXHIBIT "A"
DATED April 30, 2019

GENERAL NOTES:

1. APN: 8222-009-900,-901,-902
2. CURRENT ADDRESS: 15405 LA SUBIDA DRIVE, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR 53 SINGLE FAMILY RESIDENTIAL LOTS.
6. NO. OF EXISTING LOTS: 3
7. COMMUNITY PLAN: HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION (HHIA)
8. EXISTING AND PROPOSED GENERAL PLAN HHIA COMMUNITY: H5-RESIDENTIAL (0-5 DU'S/ ACRE). NO CHANGE.
9. EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL.
   a. PROPOSED ZONE CHANGE FROM R-A-10000 TO R-A-7000.
   b. PROPOSED DENSITY: 4.1 DU'S/ ACRE
10. NO. OF PROPOSED LOTS AND RESIDENTIAL DWELLINGS: 53
11. PROPOSED TYPICAL MINIMUM LOT AREA: 7,332 SQ. FT.
12. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
13. NO OAK TREES ON SITE. NO SENSITIVE SPECIES.
14. PROPOSED GRADES MAY CHANGE DURING FINAL ENGINEERING PLAN CHECK PROCESS.
15. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING.
16. EXISTING BUILDINGS 33,453 SF TO BE REMOVED.
17. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE.
18. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
19. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS AND CATCH BASINS SHALL BE DETERMINED DURING FINAL HYDROLOGY REPORT.
20. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
21. WATER SYSTEM SHALL BE DESIGNED, AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION. WILL SERVE LETTER FROM SAN GABRIEL VALLEY WATER COMPANY PROVIDED, NOVEMBER 21, 2018.
22. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
23. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN THAT PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
24. WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBIDA DRIVE, AND PROPOSED "A" STREET ADJACENT TO OR IN PROJECT SITE.
25. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR LID NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA, ACCESS PROVIDED THROUGH CCR'S.
26. POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
27. HOA CCR'S REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.

PROPOSED EASEMENTS

28. EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER "A" STREET AND PRIVATE DRIVE AND FIRE LANE FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
29. ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED WITH "A" STREET AND DESIGNATED PRIVATE DRIVE AND FIRE LANE.
30. OFF-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED, REGALADO STREET AND LA SUBIDA DRIVE RIGHT OF WAY AND RELATED EASEMENTS.
31. "A" STREET DEDICATION TO COUNTY OF LOS ANGELES, 60-FOOT RIGHT OF WAY.
32. 10-FOOT EASEMENT FOR DRAINAGE, MAINTENANCE, AND ACCESS PURPOSES ALONG EAST PROPERTY LINE OF PROPOSED LOTS 1, 30 TO 35.
33. PROPOSED LOT A SUBJECT TO DOGGR WELL REVIEW PROGRAM AND CONSTRUCTION SITE REVIEW PACKET PROCESS.

UTILITY INFORMATION:

WATER – SAN GABRIEL VALLEY WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
CABLE TV – CHARTER CO.
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL – HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

PLOTTING MIX

	PLAN	MIX
(green)	1	10 (18.9%)
(orange)	2	20 (37.7%)
(blue)	3	23 (43.4%)
	TOTAL	53 100%

PARKING SUMMARY

PLAN TYPE	GARAGE PARKING	NUMBER OF UNITS	TOTAL PARKING
PLAN 1	3	10	30
PLAN 2	3	20	60
PLAN 3	4	23	92
TOTAL GARAGE PARKING			182
TOTAL ON-STREET PARKING			48
GUEST PARKING (1 PER 14 DWELLINGS): 14 SPACES REQUIRED			
NOTE: DOES NOT INCLUDE DRIVEWAY SPACES			

PROJECT AREA SUMMARY

PROJECT SUMMARY	AREA
GROSS PROJECT AREA	583,248 SF (13.4 AC)
NET PROJECT AREA (EXCLUDES RIGHT OF WAY OF REGALADO STREET)	565,859 SF (13.0 AC)
NET AREA (EXCLUDES RIGHT OF WAY OF REGALADO STREET AND "A" STREET)	485,763 SF (11.2 AC)
ROAD AREA – "A" STREET	80,096 SF (1.8 AC)
ROAD AREA – PUBLIC STREET (REGALADO STREET)	17,389 SF (0.4 AC)
PROPOSED BUILDING AREA (FOOTPRINT AND DRIVEWAY)	207,177 SF (4.8 AC)

PROPOSED DEVELOPMENT STANDARD DEVIATION

STANDARD	EXISTING	PROPOSED
SETBACKS		
FRONT YARD	20-FEET	SAME
SIDE YARD	5-FEET	SAME
CORNER SIDE YARD	5-FEET; REVERSE CORNER 10-FEET	SAME
REAR YARD	15-FEET	SAME
STREET FRONTAGE	40-FEET	40-FOOT FRONTAGE FOR FLAG LOTS SHARING SAME DRIVE ACCESS. LOTS 39-44 SHARE 40-FOOT FRONTAGE ON "A" STREET. FLAG LOTS FOR LOT 19, 28' FRONTAGE, LOT 30, 25' FRONTAGE
HEIGHT	35-FEET	SAME

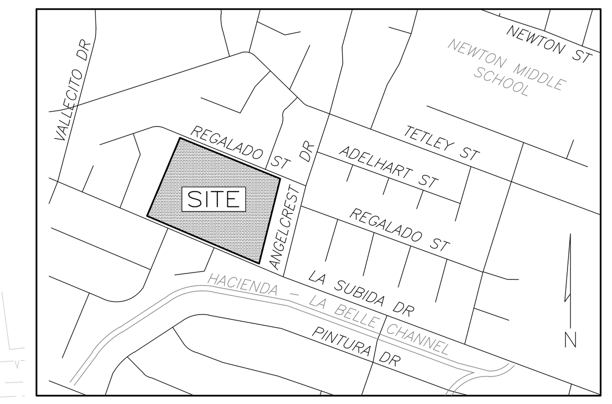
LEGEND

AP	ANGLE POINT	PKL	PARKING LOT LIGHT
ASPH	ASPHALT PAVING	P/L	PROPERTY LINE
BFP	BACKFLOW PREVENTOR	PLT	PLANTER
BC	BUILDING CORNER	PM	PARKING METER
BG	BEGIN	PP	POWER POLE
BLDG.	BUILDING	SCO	SEWER CLEANOUT
CATV	CABLE T.V. BOX	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	SL	STREET LIGHT
CF	CURB FACE	SLPB	STREET LIGHT PULL BOX
CLF	CHAIN LINK FENCE	SMH	SEWER MANHOLE
CONC	CONCRETE	SWLK	SIDEWALK
DI	DROP INLET	RWH	RETAINING WALL HEIGHT
DRWY	DRIVEWAY	R/W	RIGHT-OF-WAY
EMH	ELECTRICAL MANHOLE	TPB	TELEPHONE PULL BOX
EPB	ELECTRICAL PULL BOX	TFP	ELECT. TRANSFORMER PAD
ELEV	ELEVATION	TOP	TOP OF SLOPE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
FC	FIRE CONNECTION	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TSCB	TRAFFIC SIGNAL CONTROL BOX
FR	FIRE RISER	T/E	TRASH ENCLOSURE
EVLT	ELECTRICAL VAULT	UB	UTILITY BOX
GA	GUY ANCHOR	WD	WOOD
GM	GAS METER	WIF	WROUGHT IRON FENCE
GP	GUARD POST	WM	WATER METER
GUT	GUTTER	WV	WATER VALVE
HP	HIGH POINT	WVLT	WATER VAULT
ICB	IRRIGATION CONTROL BOX	N	NORTH
ICV	IRRIGATION CONTROL VALVE	S	SOUTH
MB	MAILBOX	E	EAST
MH	MANHOLE	W	WEST
MWS	MODULAR WETLAND SYSTEM	VG	V-GUTTER
O-H	BLDG OVERHANG		
PIV	POST INDICATOR VALVE		

SYMBOLS

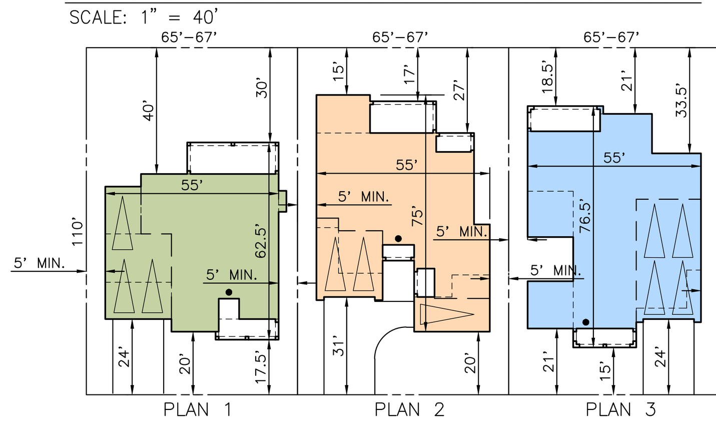
CONC	CONCRETE	□	TRANSFORMER BOX
ASPH	ASPHALT	←	GUYWIRE/ANCHOR
	TREE	□ M	METER
	BUSH	○	POST (NO LABEL)
	PALM TREE	P=XXX.X	PAD ELEVATION
○ M/B	MAIL BOX 6-8 CLUSTER	⊐ CB	CATCH BASIN
	LIGHT STANDARD	□ DI	DROP INLET
TS	TRAFFIC SIGNAL	LP	LIGHT POLE
	STREET LIGHT	Ⓢ	SEWER MANHOLE
	SIGN (10') SIGN (5')	Ⓖ	GAS VALVE
Ⓓ	STORM DRAIN MANHOLE	○ V	VALVE
○ S	SIGN	○ MH	MANHOLE
F/H	FIRE HYDRANT		HANDICAP
	POWER POLE	UB □	UTILITY BOX
		○ SP	STAND PIPE
		Ⓦ	WATER VALVE

-x—x—x- FENCE
BLOCK WALL
RETAINING WALL
TREE LINE
BRUSH LINE
OH-E OVERHEAD ELECTRIC LINE
EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED
EASEMENT LIMIT
TOP OF SLOPE
TOE OF SLOPE



VICINITY MAP
N.T.S.

TYPICAL BUILDING DIMENSION AND SETBACK
SCALE: 1" = 40'



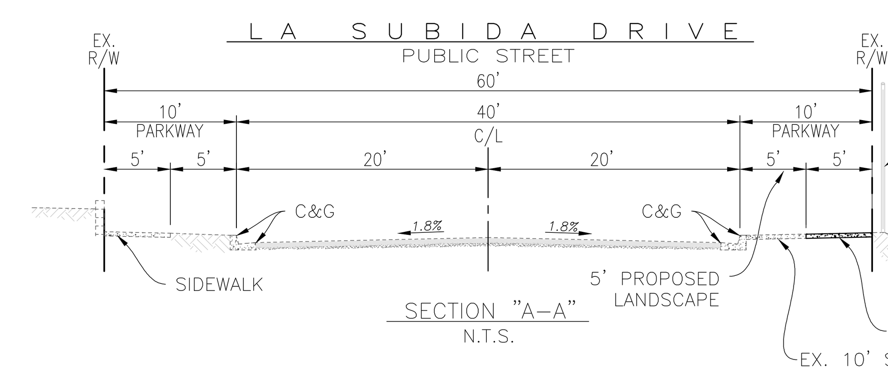
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:
LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS; "L&T IN W. CB N. END CB 5 FT S/O BCR @ SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NAVD88)

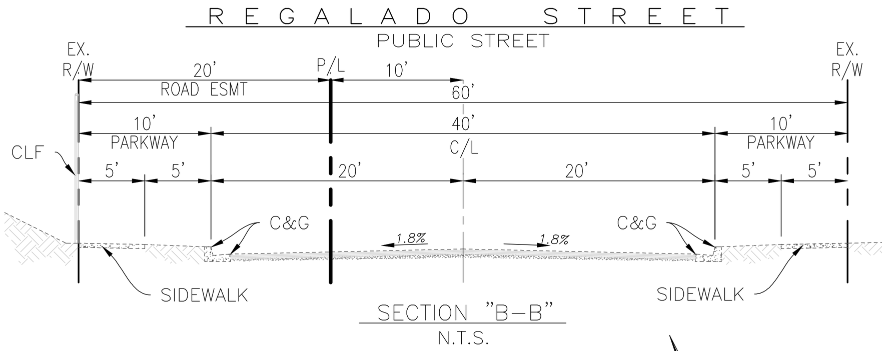
FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

LA SUBIDA DRIVE
PUBLIC STREET



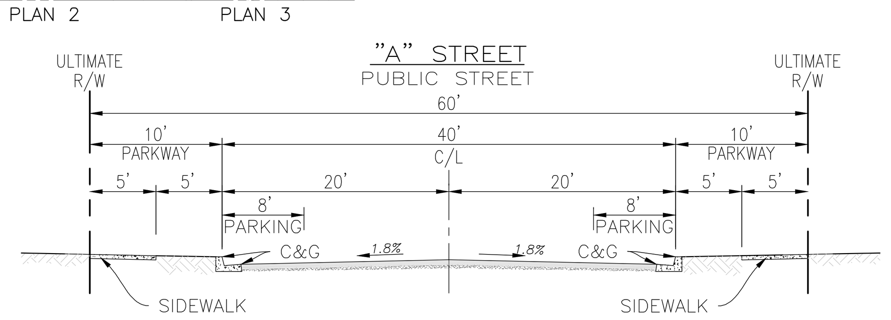
SECTION "A-A"
N.T.S.

REGALADO STREET
PUBLIC STREET



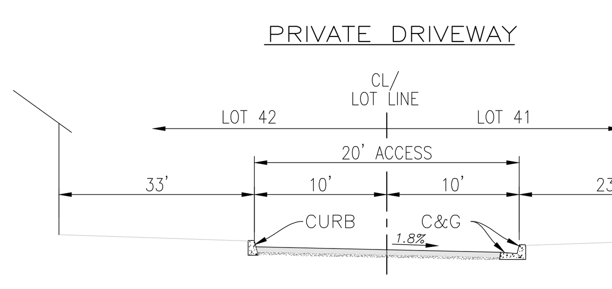
SECTION "B-B"
N.T.S.

"A" STREET
PUBLIC STREET



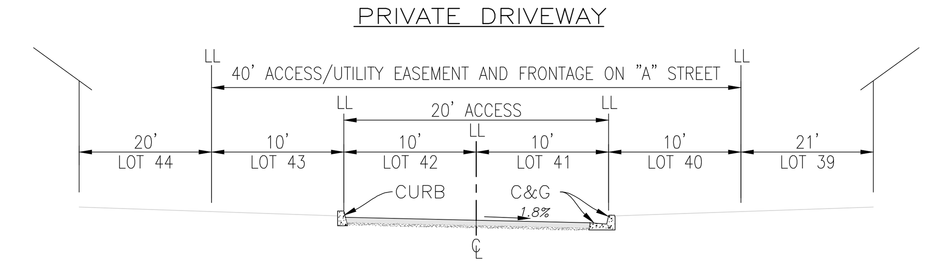
TYPICAL SECTION
N.T.S.

PRIVATE DRIVEWAY



SECTION "C-C"
N.T.S.

PRIVATE DRIVEWAY



SECTION "D-D"
N.T.S.

FEET 0 20 40 80
0 1/2 1 2 INCHES

REVISIONS

NO.	DATE
5	
4	
3	
2	
1	

DESIGNED: S.Y / V.V.
DRAWN: AM
CHECKED: R.G.
DATE: 03/29/2019

SUBDIVIDER:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8100

REGISTERED PROFESSIONAL ENGINEER SHAWN YU C87239 Exp. 09/30/19 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759
UNDER THE SUPERVISION OF:
SHAWN YU R.C.E. 87239

VESTING TENTATIVE TRACT NO. 82160
NEW 53 SINGLE FAMILY HOMES
15405 LA SUBIDA DR., HACIENDA HEIGHTS, CA 91745
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:

SHEET 2 OF 4

W.O. 3916-29X LA SUBIDA TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Apr. 01, 2019 08:51:31 AM FILE: F:\1038\Planning\SA_TTM_082160\Exh_TTM\Sht-2_TTM_082160.dwg

RECEIVED: DEPT. REGIONAL PLANNING
CONDITIONAL USE PERMIT RPPL2019002048 EXHIBIT "A"
DATED April 30, 2019

CONCEPTUAL PLANT PALETTE

STREET TREES	
Afrocarpus gracilior	Yew Pine
Cinnamomum camphora	Camphor Tree
Platanus racemosa	California Sycamore
Quercus ilex	Holly Oak
Quercus virginiana	Southern Live Oak
SHRUBS (HOA Installed and Maintained)	
Acacia redolens 'Desert Carpet'	Prostate Acacia
Acmispom glaber	Deerweed
Agave americana	Century Plant
Aloe arborescens	Torch Aloe
Aloe barbadensis	Aloe Vera
Aloe cameroni	Starfish Aloe
Aristida purpurea	Purple Three Awn
Baccharis consanguniea	Coyote Brush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Baccharis salicifolia	Mule Fat
Baccharis 'Starn'	Starn Coyote Brush
Carex divulsa	Berkeley Sedge
Carex praegracilis	California Field Grass
Ceanothus 'Frosty Blue'	Frosty Blue California Lilac
Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus
Ceanothus thyrsiflorus var Grieseus 'Yankee Point'	Yankee Point Ceanothus
Cistanthe grandiflora	Rock Purslane
Crassula multicava	Fairy Crassula
Crassula ovata	Jade Plant
Crassula ovata 'Gollom'	Gollom Jade
Crassula ovata 'Hummel's Sunset'	Golden Jade
Crassula ovata 'Pink Beauty'	Pink Jade Plant
Crassula ripple	Ripple Jade
Elaegnus pungens	Fruitland Silverberry
Encelia californica	Coast Sunflower
Eriogonum fasciculatum	California Buckwheat
Eschscholzia californica	California Poppy
Festuca longifolia	Hard Fescue
Festuca mairei	Atlas Fescue
Festuca microstachys	Small Fescue
Festuca rubra	Red Fescue
Festuca rubra 'Molate'	Creeping Red Fescue
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Hesperaloe parvifolia	Red Yucca
Heteromeles arbutifolia	Toyon
Isocoma menziesii	Menzie's Goldenbrush
Juncus effusus	Common Rush
Juncus patens	California Gray Rush
Juncus textilis	Basket Rush
Lantana montevidensis	Trailing Lantana
Lasthenia californica	California Goldfield
Leymus condensatus 'Canyon Prince'	Canyon Prince Giant Wild Rye
Leymus triticoides	Creeping Wild Rye
Lupinus bicolor	Miniature Lupine
Mahonia aquifolium	Oregon Grape
Mimilus aurantiacus	Sticky Monkey Flower
Muhlenbergia capilaris	Pink Muhlygrass
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum orientaly 'Tall Tales'	Tall Tail Foutain Grass
Pennisetum spathiolatum	Slender Veldt Grass
Portulacaria afra 'Minima'	Dwarf Elephant Food
Rhamus californica 'Eve Case'	Coffeeberry
Rhus integrifolia	Lemonade Berry
Salvia 'Allen Chickering'	Allen Chickering Sage
Salvia 'Bee's Bliss'	'Bee's Bliss Sage
Salvia chamaedryoides	Germander Sage
Salvia clevelandii	Blue Sage
Salvia mellifera	Black Sage
Senecio serpens	Blue Chalksticks
Sisyrinchium bellum	Western Blue-eyed Grass
Trachelospermum jasminoides	Star Jasmine
VINES	
Grewia occidentalis	Lavender Star Flower
Hardenbergia Violacea 'Happy Wanderer'	Purple Vine Lilac
Lonicera hildebrandiana	Giant Burmese Honeysuckle
Macfedyena ungus cati	Cats Claw Vine
Distictis buccinatoria	Blood Trumpet Vine

NOTE: PLANT PALETTE INDICATES COMPATIBLE SPECIES BASED ON REGION AND WUCOLS INFORMATION. NOT ALL PLANTS PROVIDED HEREIN ARE TO BE USED. PLANT ADDITIONS BEYOND WHAT HAS BEEN PROVIDED HEREIN SHALL BE SUBJECT FOR REVIEW.

Private Homeowner Frontyard (Installed and Maintained)

Private Homeowner Backyard (Installed and Maintained)

Conceptual Landscape Plan

Lennar | Former La Subida Elementary School Site | Hacienda Heights | California

0' 20' 40' 80'

BrightView Design Group

Job Number: 1730655
Date: February 12, 2019
Revised Date: April 1, 2019