

DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

DATE ISSUED: February 19, 2026

HEARING DATE: March 3, 2026 AGENDA ITEM: 9

PROJECT NUMBER: PRJ2022-004327

PERMIT NUMBER: Tentative Tract Map No. 84015 (RPPL2022013353)

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 1858 Valinda Avenue, La Puente CA

OWNER/APPLICANT: Andy Hyunh/Nam Tran (“Applicant”)

CASE PLANNER: Phillip Smith, Senior Regional Planner
psmith@planning.lacounty.gov

Item No. 9 is an application for a Tentative Tract Map (“TTM”) to create one multi-family lot with nine detached condominium units on 0.91 acres (“Project”) in the R-1-7,500 (Single-Family Residential - 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Section 21.40 (Tentative Maps).

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommend DENIAL of this proposed TTM No. 84015 based on the attached Findings (Exhibit A) contained within this report. Staff recommends the following motion:

SUGGESTED MOTION:

I, THE HEARING OFFICER, FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND DENY TENTATIVE TRACT MAP NO. 84015 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was initially filed on November 29, 2022, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire, Parks and Recreation, and Public Health, last issued its report with holds on December 29, 2022, stating that there are pending items that need to be addressed.

LA County Plannings holds, included, but were not limited to, requests for:

- A revised TTM,

- Revisions to the Project to comply with various zoning code requirements, and
- Submittal of required application documents, and
- Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited, to the following requests from Public Works:

- An approved hydrology report,
- An approved sewer area study,
- A will serve letter from the County Sanitation District and water purveyor, and
- Revisions to the TTM.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff ("Staff") has determined the project application to be inactive.

NOTIFICATION

On October 14, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive.

On November 10, 2025, staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of its intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

INACTIVE APPLICATION DETERMINATION

TTM No. 84015 and the related application materials fail to comply with Section 21.40.040 (Contents - Information and Documents Required - For Tentative Maps) of the County Code including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Thus, Staff is unable to determine if TTM No. 84015 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code) and the advisory agency may disapprove the TTM pursuant to County Code Section 21.40.160 (Advisory agency determination authority).

Therefore, Staff recommends that **TTM No. 84015** be denied pursuant to the attached findings.

CEQA

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Denial Findings
EXHIBIT B	Subdivision Committee Report (dated December 29, 2022)
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2022-004327
TENTATIVE TRACT MAP NO. 84015 (RPPL2022013353)**

1. **ENTITLEMENT REQUESTED.** The applicant Andy Hyunh/Nam Tran, (“Applicant”) is requesting a Tentative Tract Map to authorize the creation of one multi-family lot with nine detached condominium units on 0.91 acres (“Project”) in the R-1-7,500 (Single-Family Residential - 7,500 square feet net lot area) Zone pursuant to Los Angeles County (“County”) Code Chapter 22.40 (Tentative Maps).
2. **MEETING DATE.** March 3, 2026.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved*
4. **LOCATION.** The Project is located 1858 Valinda Avenue, La Puente CA in the unincorporated community of Valinda within the East San Gabriel Valley Planning Area.
5. **APPLICATION DATE.** The application was filed on November 29, 2022.
6. **PROJECT BACKGROUND.** The Project was initially filed on November 29, 2022, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire, Parks and Recreation, and Public Health, last issued its report with holds on December 29, 2022, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, requests for:
 - A revised TTM,
 - Revisions to the Project to comply with various zoning code requirements, and
 - Submittal of required application documents, and
 - Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited, to the following requests from Public Works:

- And approved hydrology report,
- An approved sewer area study,
- A will serve letter from the County Sanitation District and water purveyor, and
- Revisions to the TTM.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff (“Staff”) has determined the project application to be inactive.

7. **NOTIFICATION.** On October 14, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive.

On November 10, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of Its Intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

8. **INCOMPLETE APPLICATION.** Staff does not have the required materials pursuant to County Code Section 21.40.040 (Contents - Information and Documents Required - For Tentative Maps) including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Therefore, the advisory agency may disapprove the TTM pursuant to County Code Section 21.40.160 (Advisory agency determination authority).
9. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, **TTM No. 84015** is **DENIED**.

JH:EGA:PS
2/19/26

PROJECT NUMBER

HEARING DATE

PRJ2022-004327

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 84015 (RPPL2022013353)

INTERDEPARTMENTAL SUBDIVISION TEAM (IST) REPORT

OWNER / APPLICANT

Andy Hyunh/Nam Tran

**MAP/EXHIBIT
DATE:**

11/29/2022

**REPORT
DATE:**

12/29/2022

**MEETING
DATE:**

1/12/2023

PROJECT OVERVIEW

To create one multi-family lot with nine condominium detached units on 0.91 acres.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

1858 Valinda Avenue, La Puente

ACCESS

Valinda Avenue

ASSESSORS PARCEL NUMBER(S)

8490-004-051 and 8490-004-052

SITE AREA

0.91 acres 39, 639.60 sq ft.

GENERAL PLAN / LOCAL PLAN

County-Wide

PLANNING AREA

East San Gabriel
Valley

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 (Residential 0-9 dwelling units per net acre)

ZONE

R-1- 7,500 (Single-Family
Residential- Minimum
7,500 square feet net lot
area)

CSD

N/A

PROPOSED UNITS

(DU)

9 DU

MAX DENSITY/UNITS

(DU)

9 DU

GRADING

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

3,634 cy total volume

7 cy cut 306 cy fill 3,020 cy over excavation

299 import 0 export 0 remedial

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Michelle Lynch (213) 974-6433 mlynch@planning.lacounty.gov
Public Works	Hold	Toan Duong (626) 458-4961 tduong@dpw.lacounty.gov
Fire	Hold	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Hold	Makkaphoeum Em (626) 430-5380 mem@ph.lacounty.gov

IST REPORT
TR84015,12/29/2022

Public Health

Pending

SUBDIVISION COMMITTEE STATUS

Reschedule for IST Meeting:

Reschedule for IST Reports Only:

PREVIOUS CASES

N/A

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Environmental Determination:

Cleared Hold

1. An Environmental Assessment (Negative Declaration) Fee may be required.
2. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment. For any questions related to site biology, you may contact the Environmental Planning and Sustainability Section at (213) 974-6461
3. This project may be subject to AB52 Tribal Consultation.

Zoning Code Compliance:

Cleared Hold

4. The project must comply with the Inclusionary Housing Requirements (IHO) on projects that propose "For-Sale" units. Projects less than 15 baseline dwelling units in the East San Gabriel Valley submarket must set-aside 7% of Average affordability of 135% AMI or less. For 9 units, 1 unit must be affordable. Please refer to code section 22.121.050.
5. Must meet storage enclosure requirements for recycling and solid waste for new residential development with four or more units. Please refer to code section 22.132.

Tentative Map:

Cleared Hold

6. Gross and net square footage should be reviewed. Net should be lower as you deduct the easements.
7. Indicate block/wall fence heights.
8. Provide the architectural plans. Include landscaping and in color as this will be presented before the Design review committee.
9. For a condominium development, a common walkway, with a minimum width of five-feet, shall be provided for direct access to all units from any sidewalks located along the project frontage. ~ 21.24.380
10. If direct vehicle access to the garage parking for any unit in the project is taken from a fire lane, the common walkway and/or main entrance to that unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. In no case shall the primary pedestrian access to a unit be located along the fire lane. Any secondary pedestrian access to the unit may be located along the fire lane.
11. The project should include elements in compliance with the Healthy Design Ordinance (HDO) requirements including but not limited to bicycle parking and access, tree plantings, lighting and landscaped pedestrian walkways with a minimum 5ft. width.

Exhibit Map:Cleared Hold

12. Project is subject to design evaluation committee.
13. Provide the architectural plans. Include landscaping and In color as this will be presented before the Design review committee.
14. For a condominium development, a common walkway, with a minimum width of five-feet, shall be provided for direct access to all units from any sidewalks located along the project frontage. ~ 21.24.380
15. If direct vehicle access to the garage parking for any unit in the project is taken from a fire lane, the common walkway and/or main entrance to that unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. In no case shall the primary pedestrian access to a unit be located along the fire lane. Any secondary pedestrian access to the unit may be located along the fire lane.
16. Show where the required waste and recycling storage enclosure will be located.
17. Clarify the paved area In the rear of the lot.

Healthy Design Ordinance (“HDO”):Cleared Hold

18. 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 100 linear feet of street frontage, a total of four 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.
19. The project should include elements in compliance with the Healthy Design Ordinance (HDO) requirements including but not limited to bicycle parking and access, tree plantings, lighting and landscaped pedestrian walkways with a minimum 5ft. width.

Administrative/Other:Cleared Hold

Please refer to the subdivision checklist for all required Items:

20. A completed owner acknowledgment form. Owner on the Grant Deed is a Trust. Documents showing authorized signers must be provided. If application was signed by applicant, then a notarized letter of authorization form should be provided. The land division application Is no longer utilized.
21. Financial Responsibility form
22. Affidavit of Easements
23. Pre-existing site conditions and household Income certification form.
24. Statement of Findings
25. Water Will-Serve Letter
26. Sewer Will-Serve Letter
27. Building Permit Records
28. Floor plans and Elevations.

Deemed Complete Incomplete Date:

RESUBMITTAL INSTRUCTIONS

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

- A signed and dated cover letter describing all changes made to the map. Please refer to the provided link. https://planning.lacounty.gov/assets/upl/apps/updated/sample-cover-letter_map-revision.pdf
- Revised map(s)
- Other materials requested by the Case Planner
- Revision fee payment (for the 3rd revision and thereafter)

An appointment is required for resubmittal. Contact the assigned Planner mlynch@planning.lacounty.gov to schedule. Please note, the case intake appointment is only for processing your application and submittal items does not require a meeting. The assigned Planner will contact you directly.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

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

1. An approved hydrology report/Low Impact Development Plan (LID) is required. Please see attached Hydrology review sheet (comment Nos. 1 and 2) for requirements. The hydrology report/LID shall be submitted directly to Public Works through EPIC-LA and a review fee is also required.
2. Please see attached Hydrology review sheet (comment No. 3) for additional requirements.
3. An approved sewer area study is required. Please see attached Sewer review sheet (comment No. 1) for requirements. The sewer area study shall be submitted directly to Public Works through EPIC-LA and a review fee is also required.
4. A "Will Serve Letter" from the Los Angeles County Sanitation District is required. Please see attached Sewer review sheet (comment No. 1) for requirement.
5. A will serve letter from the water purveyor is required. Please see attached Water review sheet (comment No. 1) for requirements.
6. Revisions to the tentative map are required to show the following additional items:
 - a. Show existing and proposed zoning.
 - b. Number the proposed units on the map.
 - c. Show the building pad and pad elevations on the tentative map. The building foot prints should only be shown on the exhibit map.
 - d. 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.
 - e. Is there a proposed gate or will there be a proposed gate? If no, add the annotation "no proposed gate."
 - f. Clearly show and label the driveway as "private driveway" or "private driveway and fire lane" if required by the Fire Department.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

- g. If applicable, show all entitlement permit numbers. (CUP #, VAR#, Housing Permit #, or Oak#, etc.).
 - h. Please see attached Road review sheet and attached checked print for requirements.
 - i. Please see attached Sewer review sheet (comment No. 2) for requirements.
7. Revisions to the exhibit map are required to address the following additional items:
- a. All the corrections done on the tentative map shall also be done on the Exhibit Map.
 - b. Please see attached Road review sheet and attached checked print for requirements.
 - c. Please see attached Sewer review sheet (comment No. 2) for requirements.

Prepared by Jose Cruz 
TR84015L-NEW-RPPL2022013353
N/A

Phone (626) 458-4921

Date 12-27-2022





**LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT**

TRACT MAP NO.: 84015

**TENTATIVE MAP DATED: 11/29/2022
EXHIBIT MAP DATED: 11/29/2022**

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 to EPIC-LA as a “Hydrology Study” plan case, 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. 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 (<https://dpw.lacounty.gov/lld/liddservices/HydrologyStudy.shtml>).
3. Submit a soils report confirming assumed infiltration rates throughout the site to EPIC-LA. This report must address areas where it is infeasible to infiltrate and must be approved prior to hydrology or LID report approval. The infiltration test must be performed according to GMED Policy GS 200.1 (<http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>)

Reviewed by: 
Isaac Carrera

Date: 12/06/2022

Phone: (626) 458-4947

1COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

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

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

See attached comments on the maps, also available in EpicLA.

 Prepared by Sam Richards
TR84015r-new

Phone (626) 458-4921

Date 12-27-2022



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT MAP NO.: 84015

**TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022**

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. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer's trunk line and outlet approval from the City of West Covina.
2. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. 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.
 - b. Each building that does not share the same roof must connect to the public sewer with separate laterals.
 - c. Each lateral needs to connect to the public sewer at a 90 degree angle.

A handwritten signature in black ink, appearing to read 'Kristopher Pequeno'.

Prepared by Kristopher Pequeno
TR84015

Phone (626) 458-4915

Date 12-15-2022

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

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TRACT NO. 84015

TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

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. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a current “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 unit.

 Prepared by Sam Richards
TR84015w-new.doc

Phone (626) 458-4921

Date 12-27-2022

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

- 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 Jose Cruz 
TR84015L-NEW-RPPL2022013353
N/A

Phone (626) 458-4921

Date 12-27-2022



LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

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.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT MAP DATED 11-29-2022

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. 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.
12. 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.
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 the first plan check submittal, the applicant shall deposit the sum of \$5,000 Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
TR84015L-NEW-RPPL2022013353
N/A



Phone (626) 458-4921

Date 12-27-2022



LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 84015

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TENTATIVE MAP DATED 11-29-2022
EXHIBIT A DATED 11-29-2022

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.



Name David Esfandi Date 12/22/2022 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions TR84015.doc

PCA LX001129 / A863
EPIC LA RPPL2022013353
Telephone: (626) 458-4925

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

Tentative Tract / Parcel Map 84015 Tentative Map Dated 11/29/2022 (Map & Exhibit) Parent Tract _____
Grading By Subdivider? [y] (Y or N) 3,319 yd³ Location La Puente APN 8490-004-051, -052
Geologist --- Subdivider Andy Huynh
Soils Engineer --- Engineer/Arch. Calland Engineering, Inc

Review No. 2:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: _____

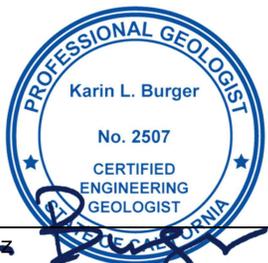
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


Jose J Urquiza
Soils Section


Matthew Cruz
Geology Section

Date 12/07/2022

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.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerence, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022013353	PROJECT NUMBER:	TR84015
CITY/COMMUNITY:	West Covina	STATUS:	Not Cleared
PROJECT ADDRESS:	1858 Valinda Avenue La Puente, CA 91744	DATE:	12/27/2022

CONDITIONS

1. The required fire flow for the public fire hydrants for one and two family dwellings, and Group R-3 buildings not located in a fire hazard zone may be reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.
2. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
3. Provide Form 196 signed and completed by the local water purveyor.
4. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be performed through EPIC-LA in the project's Final Map plan number.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84015**
Park Planning Area # **13**

DRP Map Date: **11/29/2022**
CSD:

SCM Date: **01/13/2023**

Report Date: **12/20/2022**
Map Type: **Tentative Map - Tract**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.11
IN-LIEU FEES:	\$35,613

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.

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.

The park obligation for this development will be met by:

The payment of \$35,613 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



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



PARK OBLIGATION WORKSHEET

Tentative Map # **84015**
Park Planning Area # **13**

DRP Map Date: **11/29/2022**
CSD:

SCM Date: **01/13/2023**

Report Date: **12/20/2022**

Map Type: **Tentative Map - Tract**

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

$$(P) \text{ eople} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- 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

Park Planning Area = **13**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.73	0.0030	8	0.11
M.F. < 5 Units	5.07	0.0030	0	0.00
M.F. >= 5 Units	2.85	0.0030	0	0.00
Mobile Units	4.48	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			9	0.11

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.11	\$313,712	\$35,613

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.11	0.00	\$313,712	\$35,613



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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Fifth District

December 22, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras 
Director, District Surveillance & Enforcement Branch
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – TRACT
CASE: RPPL2022013353
PROJECT: TR84015
1858 VALINDA AVE, LA PUENTE, CA 91744**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes to consolidate 2 lots into 1 lot and subdivide 9 units condominium TR84015

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the subject project.
- Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Drinking Water Program: Potable Water

- 1.1 The project will be required to have an approved, safe, and reliable potable water source either from an approved onsite source (i.e., ground water well) or a permitted nearby public water system that meets the water demands of the proposed project.
- 1.2 When a public water system is intended to be utilized as potable water source, submit a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 The project will be required to have an approved, safe and reliable method of wastewater disposal from a permitted nearby public sewer system that meets load demands of the proposed project.
- 2.2 When connecting to a public sewer system is intended to be utilized for wastewater disposal, submit a copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from the approved public sewer system in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding wastewater, please contact Bitania Girma, Land Use Program, at (626) 430-5380 or bgirma@ph.lacounty.gov.

3. Toxicology and Environmental Assessment (TEA) Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

3.1 Noise

- 3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

Joshua Huntington
December 22, 2022
Page 3 of 3

3.2 Air Quality Recommendation

- 3.2.1 During grading or excavation activities, if applicable, the application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding environmental hygiene, please contact Francis Pierce, Environmental Hygiene Program at (213) 494-0855 or fpierce@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

CC:me

DPH_NOT CLEARED_1858 VALINDA AVE, LA PUENTE, CA 91744_RPPL2022013353_12.22.2022

From: [Jessica Guillen](#)
To: ["ping@callandeng.com"](mailto:ping@callandeng.com)
Cc: ["andy.huynh@coldwellbanker.com"](mailto:andy.huynh@coldwellbanker.com)
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2022013353 (Tentative Map- Tract), 1858 Valinda Avenue, La Puente, CA 91744
Date: Monday, November 10, 2025 2:37:00 PM
Attachments: [image001.png](#)

Good afternoon,

Please note that it has been 30 days since our previous correspondence. Pursuant to County Code Sections 22.222.100 (Denial of Inactive Application), 22.222.200 (Findings & Decision), and 21.40.160 (Advisory Agency Determination Authority), an application may be denied if it remains incomplete or inactive.

To keep your application in active status and to avoid any potential denial due to inactivity, please continue to provide any outstanding or supplemental materials as soon as possible.

We understand that preparing the necessary documentation can take time, and we appreciate your ongoing efforts. If you need clarification on what items are still required or wish to discuss next steps, please don't hesitate to contact your assigned planner directly or by replying to this email.

Thank you again for your prompt attention and cooperation. We look forward to working with you toward the successful completion of your application.

JESSICA GUILLEN (she/her/hers)

CONTRACT ASSOCIATE PLANNER, Disaster Recovery Team/Subdivisions

Office: (213) 974-6411 • Direct: (213) 534-7937

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Jessica Guillen
Sent: Tuesday, October 14, 2025 4:49 PM
To: ping@callandeng.com
Cc: andy.huynh@coldwellbanker.com
Subject: Follow-Up on Inactive Project – Request for Status Update: RPPL2022013353 (Tentative Map- Tract), 1858 Valinda Avenue, La Puente, CA 91744

Good afternoon,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2022013353 (Tentative Map- Tract), 1858 Valinda Avenue, La Puente, CA 91744** which has been inactive since 2023.

We wanted to check in to see whether you are planning to continue moving forward toward a public hearing or if you would prefer to withdraw the application at this time.

If there are any challenges in the process, please don't hesitate to let us know. We'd be happy to assist in any way we can to help you move forward.

Your response will help us keep our records up to date and ensure that we're providing the appropriate support and the project is still intended to be completed.

Thank you, and we look forward to hearing from you soon.

JESSICA GUILLEN (she/her/hers)
CONTRACT PLANNER, Subdivisions
Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

January 6, 2026

Calland Engineering Inc.
576 E Lambert Road
Brea, CA 92821

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. RPPL2022013353
TENTATIVE TRACT MAP NO. 84015
1858 VALINDA AVENUE, LA PUENTE, CA 91744 (8490004051)

Dear Calland Engineering Inc.:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Tract Map to create one multi-family lot with nine (9) detached condominiums at the above-referenced location. The most recent correspondence dated December 29, 2022, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 14, 2025, and November 10, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Tentative Tract Map if such application does not contain the required information contained in Sections 21.40.110- (Matters Required to Complete Submittal and Filing) 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review) of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Subdivisions. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with Title 21 and Title 22 Planning and Zoning Codes.

Calland Engineering Inc.

January 6, 2026

Page 2

For questions or for additional information, please contact Jessica Guillen of the Subdivisions Section at (213) 534-7937 or jguillen@planning.lacounty.gov.

Sincerely,



Joshua Huntington

AICP Supervising Planner

Subdivisions

JH:JG

Enclosures: Incomplete Letter dated December 29, 2022
Email(s), dated October 14 and November 10, 2025

c: Calland Engineering Inc.
Andy Huynh