

**PROJECT NUMBER**

PRJ2020-000433

IST MEETING DATE

2/27/2025

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82668 (RPPL2020001873)

Environmental Assessment No. RPPL2020001897

SUBDIVISION COMMITTEE REPORT

APPLICANT

Calland Engineering

MAP/EXHIBIT DATE:

01/25/2025

REPORT DATE:

2/20/2025

OWNER

Sunny Wang

PROJECT OVERVIEW

A Tentative Parcel Map to create two residential lots on (0.4 gross/net acres. The existing detached garage on Parcel No. 2 will be removed and a new two-car garage will be developed on Parcel No. 1. Grading proposed is 15 cubic yards ("cy") of cut, 0 cy of fill, and 15 cy of export, for a total of 30 cy of earthwork.

MAP STAGE☒ Tentative☐ Revised
Approved
Tentative☐ Amendment
to Approved
Tentative/Exhibit☐ Modification to
Recorded Map☐ Other:**MAP STATUS**☐ Initial
Submittal☐ 1st
Revision☒ 2nd
Revision☐ 3rd Revision
(fee required)☐ Other:**LOCATION**

14943 Fairgrove Avenue, La Puente

ACCESS

Fairgrove Avenue

ASSESSORS PARCEL NUMBER(S)

8471-012-001

SITE AREA

15,425 gross/net square feet / 0.4 gross/net square feet

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1

LAND USE DESIGNATIONH9 (Residential 9: 0 to 9 Dwelling Units Per Net
Acre)**ZONE**A-1-6000 (Light Agricultural – 6,000 Minimum Required
Square Feet)**PROPOSED UNITS / LOTS**

2 Lots

MAX DENSITY/UNITS

2 Lots / 4 Units

Community Standards District (CSD)

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption Class 15 (Minor Land Division)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Cleared	Alejandrina Baldwin (213) 974-6433 abaldwin@planning.lacounty.gov
Public Works	Cleared	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacountty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

2018004240 Pre-Application Counseling (previously called One-Stop Counseling)

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of this tentative map. Please read below for further details.

- ☒ Deemed Complete, Date:1/25/2025
☐ Deemed Incomplete, Date:
-

Environmental Determination:

Cleared ☒ Hold ☐

General Plan Consistency and Design Committee Recommendations

Cleared ☒ Hold ☐

Tentative Map

Cleared ☒ Hold ☐

1. Note No. 2 mentions that the existing seven-foot-tall fence will remain, although the maximum height permitted is six feet. This Project will be required to demolish this fence prior to final map recordation. At that time a permit for a six-foot tall fence can be applied for.

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Additional Notes:

2. The Project will be conditioned to demolish the existing detached garage and construct a new two-car garage within Parcel No. 1, prior to recordation of the final map.
 3. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan must be submitted depicting the location of the required tree(s) prior to the recordation of the Final Map.
-

The following report consisting of 8 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.
8. Construct a new garage for Parcel 1 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage as proposed on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

PARCEL NO.: 82668

TENTATIVE MAP DATE: 01/21/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>
2. 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.

Review by: _____

A handwritten signature in black ink, appearing to read 'Christian Ascencio', written over a horizontal line.

CHRISTIAN ASCENCIO

Date: 02/19/2025

Phone: (626) 458-4921

PCA LX001129 / A870
EPIC LA RPPL2020001873
ESTU2020000485

Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map <u>82668</u>	Tentative Map Dated <u>01/21/2025</u> Parent Tract <u>---</u>
Grading By Subdivider? [Y] (Y or N) <u>15 yd³</u>	Location <u>La Puente</u>
Geologist <u>---</u>	Subdivider <u>Wong</u>
Soils Engineer <u>Quartech</u>	Engineer/Arch. <u>Calland Engineering, Inc.</u>

Review No.5:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: 11/27/2023, 07/10/2020
Geotechnical Report(s) Dated: ---
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

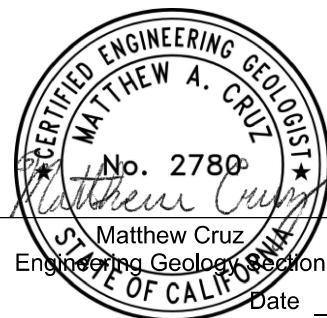
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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

 Davis VO

Cesar Leal
Geotechnical Section



Matthew Cruz
Engineering Geology Section

Date 01/28/2025

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.

82668, La Puente, 2025-01-28, TM-5-A

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 82668

Page 1/1

TENTATIVE MAP DATED 01-21-2025

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



Name Nargiss Majrooh Date 02/18/2025 Phone (626) 458-4921

\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82668\RPPL2020001873\GP\2025-01-23 Submittal\Tentative
Map Conditions PM 82668_updated.doc

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

1. Construct new driveways on Fairgrove Avenue to accommodate American with Disabilities Act (ADA) and to the satisfaction of Public Works.
2. Close the exiting driveway on the frontage of Fairgrove Avenue with standard sidewalk, curb, and gutter.
3. Minimum 1 foot clearance distance shall be required from the proposed parkway drain to the top of X of driveway.
4. Plant street trees on Fairgrove Avenue and provide irrigation for said trees to the satisfaction of Public Works.
5. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangle.
6. Repair any damaged improvements on Fairgrove Avenue during construction.
7. Execute a covenant for private maintenance of new or existing curb/parkway drains to the satisfaction of Public Works.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT/PARCEL MAP NO.: 82668

PARCEL MAP DATED 01-21-2025

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

1. The subdivider shall install separate house laterals to the existing sewer mainline to serve each lot in the land division.
2. A sewer area study for the proposed subdivision (PC124448AS, dated 08-31-2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prepared by Justin Dulay

pm82668s-rev2

A handwritten signature in black ink, appearing to read 'Justin Dulay', with a horizontal line underneath.

Phone (626) 458-4921

Date 02-04-2025

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

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve Letter dated November 27, 2023 from Suburban Water System to the satisfaction of Public Works. The Will Serve Letter expired on November 27, 2024, and It shall be the sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **82668**
Park Planning Area # **7**

DRP Map Date: **01/21/2025** SCM Date: **07/16/2020**
CSD:

Report Date: **02/13/2025**
Map Type: **Tentative Map - Parcel**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,255

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 \$4,255 in lieu fees.

Trails:

No Trails

Comments:

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

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: 
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **82668**
Park Planning Area # **7**

DRP Map Date: **01/21/2025** SCM Date: **07/16/2020**
CSD:

Report Date: **02/13/2025**
Map Type: **Tentative Map - Parcel**

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 **2** = Proposed Units **1** + Exempt Units **1**

Park Planning Area = 7

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.14	0.0030	1	0.01
M.F. < 5 Units	1.98	0.0030	0	0.00
M.F. >= 5 Units	2.67	0.0030	0	0.00
Mobile Units	3.75	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$342,586	\$4,255

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
0.01	0.00	0.01	\$342,586	\$4,255



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

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

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

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

5050 Commerce Drive
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www.publichealth.lacounty.gov/eh/



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February 20, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: TENTATIVE MAP – PARCEL
CASE: RPPL2020001873
14943 FAIRGROVE AVENUE LA PUENTE CA 91744**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to create two (2) single-family residential lots on 0.34 acres.

Public Health recommends clearance of the aforementioned project. The applicant provided a water "Will Serve" letter from Suburban Water Systems dated November 27, 2023, and a sewer "Will Serve" from the Los Angeles County Sanitation Districts dated November 29, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

In addition, the applicant shall be required to provide an updated water "Will Serve" letter and sewer "Will Serve" letter at **Final Map**.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District regulations.

Joshua Huntington

February 20, 2025

Page 2 of 2

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned 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:

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_14943 FAIRGROVE AVENUE LA PUENTE CA 91744_RPPL2020001873_02.20.2025