

December 11, 2025

Hyung Jin Seo
2601 Walnut Avenue, Suite A
Tustin, CA 92780

PROJECT NO. R2020-000270-(1)
TENTATIVE TRACT MAP NO. TR82860 (RPPL2020000441)
269 S. COBERTA AVENUE, AVOCADO HEIGHTS (APN: 8112-016-042)

Dear Mr. Seo:

The Regional Planning Commission (Commission), by its action of **December 10, 2025**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 22, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov

Sincerely,

Project Representative Name
December 11, 2025
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AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:MP

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's
Completion)

c: Board of Supervisors

CP_12/11/25_TR82860

AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

Please read carefully. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign the “Affidavit of Acceptance” form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person. Mail to:

**Department of Regional Planning
320 W Temple Street, 13th Floor
Los Angeles, CA 90012**

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. R2020-000270-(1)
TENTATIVE TRACT MAP NO. TR82860 (RPPL2020000441)
269 S. COBERTA AVENUE, PUENTE ZONED DISTRICT
APN(S): 8112-016-042

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____, 20_____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2020-000270
TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on December 10, 2025, after it was continued without opening the public hearing on October 29, 2025, in the matter of Project No. **R2020-000270**, consisting of Tentative Tract Map No. 82860 (RPPL2020000441).
2. **HEARING PROCEEDINGS.** The Commission held a duly notice public hearing on the tentative map on August 20, 2024. The Commission heard a presentation from LA County Planning staff and the project representative made himself available for questions. There being no further testimony, the Commission voted unanimously to approve the project.
3. **ENTITLEMENT REQUESTED.** The subdivider, Green City Real Estate, LLC. ("subdivider"), requests the tentative map to authorize the creation of five single-family lots on 0.82 net acres (35,950 net square feet) (“Project”) at 269 Coberta Avenue in the unincorporated community of Avocado Heights ("Project Site") pursuant to County Code Chapter 21.40 (Tentative Maps).
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. The Project Application was deemed complete on February 28, 2020, prior to the adoption of the East San Gabriel Valley Area Plan (“ESGVAP”) on May 21, 2024 and is therefore not subject to the ESGVAP and related East San Gabriel Valley Planning Area Standards District Ordinance.
6. **ZONING.** The Project Site is located in the Puente Zoned District, is currently zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).

7. SURROUNDING LAND USES AND ZONING.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	A-1-6,000	Single-Family Residences (“SFRs”)

EAST	H9	A-1-6,000	SFRs
SOUTH	H9	A-1-6,000	Church, Vacant Land
WEST	H9	A-1-6,000	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.82 net acres (35,950 net square feet) in size and consists of one lot. The flat vacant Project Site is located on a cul-de-sac and is adjacent to a flood channel to the northeast.

B. Site Access

The Project Site is accessible via Coberta Avenue, an approximately 57-foot-wide public street to the south. Each lot will have direct access to Coberta Avenue. The Project includes a one-foot dedication to accommodate a 10-foot-wide sidewalk to be constructed along the Project Site's frontage for pedestrian access.

C. Tentative Map

The Tentative Tract Map dated August 20, 2024, depicts five single-family residential lots on 0.82 net acres (35,950 net square feet). The Project Site is currently vacant, and all proposed lots will front Coberta Avenue. Lot Nos. 1 through 3 will share a private driveway and require a reciprocal access easement. The proposed Project grading includes a total of 2,770 cubic yards ("cy"), which includes 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over-excavation and backfill.

D. Internal Circulation

Each lot fronts Coberta Avenue and therefore has direct access. Lot Nos. 1 through 3 will share a 21.52-foot-wide driveway and require a reciprocal access easement. Each lot of Lot Nos. 1 through 3 contributes approximately 10 feet to form the shared driveway.

9. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan analysis, Final Environmental Impact Report ("EIR") (SCH Number 2011081042), performed for the General Plan Update ("GPU"). This means that additional comprehensive environmental review of the Project is not necessary. The GPU EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project there are no project-specific significant effects, including traffic, which are peculiar to the Project or its Site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. As voluntarily agreed to by the subdivider, the Project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

10. PUBLIC COMMENTS. Staff received one public comment by email on October 1, 2025, requesting access to the Project's tentative map and any building plans, as well as the online location of the Avocado Heights Community Standards District ("CSD"), and confirmation that the future homes will be held to the rear yard standard required by the CSD.

11. AGENCY RECOMMENDATIONS.

A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions of Tentative Tract Map dated August 20, 2024.

12. LEGAL NOTIFICATION. Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing), and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper (The Daily Journal) publication, and property posting. On September 8, 2025, Staff mailed a total of 265 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included 12 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

13. DEEMED COMPLETE. The Commission finds that the Project was deemed complete on February 28, 2020. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

14. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 category is intended for single-family residences,

which the Project proposes through fee simple lots. The Commission further finds that the Project provides low-density housing that is consistent with what is allowed by the land use designation. The Project is consistent with the intent of the land use category and maximum allowable density of eight dwelling units. The Project proposes five single-family lots.

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEA"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area that is served by public water and sewer. The Project Site is located in an urbanized area and is an urban infill project because it is surrounded by existing residential uses and infrastructure. The Project Site is not located within an SEA.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU 4.1: "Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."

The Project is an infill development because it is located in an urbanized area and surrounded by development. The creation of five lots would result in the gain of four additional units in addition to the primary SFR allowed by right. Lot Nos. 4 and 5 will have direct access and Lot Nos. 1 through 3 will share a 21.52-foot-wide driveway.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-6,000 zoning classification as SFRs are permitted in such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). The future development of homes will be reviewed under a separate entitlement.
17. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Area and Width). As required by the zoning designation, each lot has a minimum average lot width of 50 feet and a minimum lot area of 6,000 net square feet.
18. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), which requires a frontage width of 40 feet when located on knuckle or cul-de-sac and 50 feet for all other

lots, wherever practical. The Project Site is irregular in shape and located at the end of a cul-de-sac. Lot Nos. 1 through 4 have a frontage width that is each less than 40 feet and share an access driveway. Lot No. 5 has a frontage width of 51.4 feet, consistent with the width requirement for lots not located on a cul-de-sac.

19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). A six-foot-high chain link perimeter fence is installed to prevent trespassing and illegal dumping on the vacant property. The height of the existing fence will be revisited under a future Site Plan Review for the SFRs. Fencing that is appurtenant to SFRs is required to conform to the height limits established for front, side, and rear yards.
20. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.40 (Items Required for Tract Maps). The total amount of grading proposed to construct subdivision improvements is 2,770 cubic yards (“cy”), including 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over-excavation and backfill.
21. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires that one tree be planted for every 25 linear feet of street frontage. Based on the frontage width of each lot, which is 51.4 feet or less, each lot shall plant two trees per lot. The total Project frontage is 148.31 feet.
22. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements). The Project will provide the necessary improvements to support the subdivision, including utility connections, storm drainage, and access. As detailed in the attached Subdivision Committee conditions of approval, the Project is required to dedicate one foot along the width of the Project’s frontage to provide for a sidewalk.

TENTATIVE TRACT MAP SPECIFIC FINDINGS

23. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The proposed five single-family lots are consistent in use and density with the H9 land use category of the General Plan. Based on the size of the Project Site and the corresponding land use category, a maximum of eight lots may be created. The Project is also consistent with General Plan policies, which promote infill housing.
24. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the General Plan as described above, in particular, the Project is an infill development in an urban area on an underutilized site.

25. **The Commission finds that the site is physically suitable for this type of development.** The Project complies with all development standards for the A-1-6,000 zoning, as detailed above.
26. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is of suitable size to fully accommodate the proposed net gain of four units, not including one unit allowed by-right. Based on the Project's Site's shape, net square footage of 35,950, and zoning designation of A-1-6,000, the Project Site can accommodate five lots.
27. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The proposed Project is located in an urbanized area and is not located within an adopted SEA and will not affect any stream courses or high-value riparian habitat. Further, sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
28. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage, water, and grading have been addressed in the recommended conditions of approval. The Project will connect to public water and sewer, and provide a one-foot-wide dedication for right-of-way improvements.
29. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project qualifies for streamlined environmental review pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan analysis, Final EIR (SCH Number 2011081042), performed for the GPU. This means that additional comprehensive environmental review of the Project is not necessary. The GPU EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts.

The project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established

by the general plan for which an EIR was certified. As voluntarily agreed to by the subdivider, the project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

31. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

32. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following date:

- Subdivision Committee meeting held on March 12, 2020, and
- Commission Hearing held on October 29, 2025.
- Commission Hearing held on December 10, 2025

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the A-1-6,000 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-1-6,000 zoning.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project qualifies for streamlined environmental review pursuant to State CEQA Guidelines section 15183, and
2. Approves **TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)**, subject to the attached conditions.

ACTION DATE: December 10, 2025

VOTE: Concurring: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

JH:EGA:MP

December 11, 2025

C: Each Commissioner

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2020-000270
TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)**

PROJECT DESCRIPTION

The project is a subdivision of land to create five single-family residential lots on 0.82 net acres (35,950 net) square feet ("Project Site"), subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Subdivider.** Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - a) If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b) At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Recordation.** Prior to the use of this grant, the Subdivider, or the owner of the subject property if other than the Subdivider, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Subdivider, or the owner of the subject property if other than the Subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration. Tentative Tract Map No. 82860 shall expire on December 10, 2027.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
9. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
10. **Inspection Fees.** If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall

reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
12. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238(Modifications and Revocations) . Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
13. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
14. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
15. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map.
16. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA

County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

17. **Grant.** This grant shall authorize the creation of five single-family lots, including reduced frontage for Lot Nos. 1 through 3, as depicted on the Tentative Tract Map dated August 20, 2024.
18. **Conformance.** The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code and the Subdivision Map Act.
19. **Lot Lines.** Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
20. **Subdivision Committee Reports.** Except as expressly modified herein, this approval is subject to all conditions listed in the attached Subdivision Committee Reports for Tentative Tract Map dated August 20, 2024, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health ("Public Health").

PRIOR TO THE RECORDATION OF A FINAL MAP

21. **Tree Planting Plan.** The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works, or provide other proof of plantings to the satisfaction of the Director.
22. **Easement.** Lot Nos. 1 through 3 shall provide a reciprocal easement for access and utility purposes. The Subdivider shall submit a draft copy of the reciprocal access and maintenance easement for the private driveway to the Director for review and approval and record a covenant guaranteeing the recordation of the access easement immediately following recordation of the final map.
23. **Maintenance Agreement.** Prior to recordation of the final map, the Subdivider shall submit a draft copy of the maintenance agreement for the continued maintenance of the shared private driveway and fire lane to the Director for review and approval.

Greenhouse Gases

24. **Climate Action Plan Checklist Compliance.** The Subdivider shall comply with the Climate Action Plan Checklist prior to building permit issuance. Prior to final map recordation, the Subdivider shall record a covenant guaranteeing implementation of the applicable strategies

per the attached Climate Action Plan Checklist (Appendix F) prior to issuance of a building permit for a residential unit, following the Director's review and clearance of the draft covenant.

PRIOR TO GRADING

25. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Noise

26. **Feasible Mitigation Measures.** Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.
27. **Muffling Devices.** All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
28. **Temporary Sound Barrier.** Installation of a temporary sound barrier at the property lines of the Project Site shall be required to mitigate noise impacts on all surrounding properties prior to issuance of a grading permit or building permit, whichever comes first. The Subdivider shall submit a temporary barrier sound plan to Public Health and Public Works for review and approval prior to the start of construction activity including grading.
29. **Construction Equipment.** All construction equipment shall be properly maintained and tuned to minimize noise emissions throughout construction.
30. **Stationary Noise Sources.** Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible throughout construction.
31. **Construction-Related Vibration.** Vibration-intensive construction activities, involving the use of pile drivers, jack hammers, and vibratory rollers, etc. near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB at sensitive receptor locations), additional requirements, such as use of less vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver). The Subdivider shall include a list of all construction equipment and machinery that will be used during construction on the temporary barrier sound plan.

Cultural Resources

32. **Archaeological Resources.** Prior to the issuance of any grading permit, the Subdivider shall provide written evidence to the County that an archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the Subdivider, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the Subdivider, for exploration and/or salvage. Prior to the release of the grading bond the Subdivider shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Subdivider shall prepare excavated material to the point of identification.

The Subdivider shall offer excavated finds for curatorial purposes to the County, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. The Subdivider shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by an archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

33. **Paleontological Resources.** Prior to the issuance of any grading permit, the Subdivider shall provide written evidence to the County that a paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the Subdivider, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the Subdivider, for exploration and/or salvage. Prior to the release of the grading bond the Subdivider shall obtain approval of the

paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Subdivider shall prepare excavated material to the point of identification.

Subdivider shall offer excavated finds for curatorial purposes to the County, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Subdivider shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

Tribal Cultural Resources

34. **Tribal Cultural Resources.** The Subdivider shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

The subdivider shall submit a copy of the executed monitoring agreement to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources ("TCRs"), including but not limited to, Native American cultural and historical artifacts, any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Subdivider/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from the Subdivider that all ground-disturbing activities and phases

that may involve ground-disturbing activities on the Project Site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the Subdivider that no future, planned construction activity and/or development/construction phase at the Project Site possesses the potential to impact Kizh TCRs.

35. **Inadvertent Discovery.** Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
36. **Contact the Coroner.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the Project Site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Biological Resources

37. **Nesting Birds.** Prior to the approval of a grading plan, the Subdivider shall obtain the services of a qualified biologist to identify any nest(s) located in the two trees that would be removed. Nesting bird surveys in Los Angeles County shall be conducted between February 1 and September 15, which is the nesting season for many birds in California. However, the exact timing depends on the species of bird and location, and some birds nest year-round. The Subdivider shall provide evidence that the biologist has been retained and the results shall be reported to the County.

Attachments:

- Exhibit D-1 Subdivision Committee Report (pages 1- 17)
- Exhibit D-2 Climate Action Plan Checklist

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82860 (Rev)

Page 2/2

TENTATIVE MAP DATED 08/20/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If applicable, 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.
9. If applicable, 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.
10. 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.
11. 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.
12. A final guarantee will be required at the time of filing of the final map 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz  TD Phone (626) 458-4921

Date 09-16-2024

TR82860L_Rev5_RPPL2020000441
<https://case.planning.lacounty.gov/case/view/2020-000270>



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

TRACT NO.: 82860

TENTATIVE MAP DATE: 08/20/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 2/13/2024 or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

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>

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:  Date: 09/03/2024 Phone: (626) 458-7102
Lonnie Chung

PCA LX001129 / A863
RPPL2020000441
EPIC LA ESTU2022000175

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	<u>82860</u>	Tentative Map Dated	<u>08/20/2024</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [Y] (Y or N)	<u>920 yd³</u>	Location	<u>La Puente</u>		
Geologist	<u>---</u>	Subdivider	<u>Green City Real Estate LLC</u>		
Soils Engineer	<u>Salem Engineering Group, Inc</u>	Engineer/Arch.	<u>Cynthia A. De Leon</u>		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: 10/14/2022, 04/18/2020

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



Jose J Urquizo
Geotechnical Section



Matthew Cruz
Geology Section
Date 09/05/2024

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.

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, LID, 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 driveway paving and drainage pattern without obstructing cross-lot drainage.

PC

Name Patricia Constanza Date 09/4/24 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 82860\GP\tr82860g_rev5 conditions.doc

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

1. Provide right of way, 45 feet radial at the cul-de-sac on Coberta Avenue. An additional one foot of right of way dedication is required along the project frontage on Coberta Avenue.
2. Provide irrevocable reciprocal easement between lots 1, 2 and 3 for ingress and egress purposes.
3. Construct street improvements, curb, gutter and sidewalk along the project frontage on Coberta Avenue to the satisfaction of Public Works. Review fees apply.
4. Construct driveways to meet American Disability Act (ADA) guidelines along the project frontage to the satisfaction of Public works.
5. A flood permit will be required for the proposed Catch Basin at the Cul-de-sac of Coberta Avenue.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Contact Land Development Division at (626) 458-3129 for locations of any above ground utility structures in the parkway.
7. Plant street trees in 24- inch boxes along the project frontage on Coberta Avenue to be privately irrigated and maintained, to the satisfaction of Public Works. Replace any existing trees that are deemed unacceptable.
8. Provide 10 feet X 10 feet pedestrian visibility triangle at all the driveway access to Coberta Avenue. No above ground obstruction higher than 42 inches within this triangle. This should be depicted on all Landscape and Grading plans.
9. Comply with Street Lighting requirements as stipulated in the attached condition of approval from our Traffic Safety and Mobility (TSM) Division, Street Lighting Section, dated September 12, 2024.

TENTATIVE MAP DATE 08-20-2024

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

The project is not in the County Lighting Maintenance District (CLMD). The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

EG **STREETLIGHT REQUIREMENTS**

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.
2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a County owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
6. For subdivisions, Street lighting plans shall be approved prior to map recordation.
7. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

EG **ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS**

8. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
9. Upon approval of the Tentative Map the developer must notify JoCampos@pw.lacounty.gov in order to initiate the annexation process.
10. Upon approval of the Tentative Map the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

TENTATIVE MAP DATE 08-20-2024

- a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
 - b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
 - d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
 - e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
11. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
 12. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to JoCampos@pw.lacounty.gov.

EQ **TRANSFER REQUIREMENTS**

13. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.
14. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):
 - a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
 - b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
 - c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to

TENTATIVE MAP DATE 08-20-2024

JoCampos@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.

- d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

15. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.
16. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

EG Prepared by: Jonathan Campos

Phone: (626) 300-4767

Date: 9/12/2024

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 extend the existing mainline sewer along Coberta Avenue and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.


Prepared by Mike Tran
TR82860S-rev5 (RPPL2020000441)

Phone (626) 458-4921

Date 08-29-2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

TRACT NO. 82860(Rev)

TENTATIVE MAP DATED 08-20-2024

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 buildings 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. The Will Serve letter issued by the San Gabriel Valley Water Company, dated October 9, 2023, will expire in one month. It shall be sole responsibility of the applicant to renew the Will Serve letter and abide by all requirements of the water purveyor.



Prepared by Sam Richards
tr82860w-rev5.doc

Phone (626) 458-4921

Date 09-09-2024.

EXISTING EASEMENTS:
(PER PRELIMINARY REPORT PROVIDED BY WFG NATIONAL TITLE COMPANY OF CALIFORNIA, ORDER NO. 18-168091, DATED APRIL 3, 2018)

4. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 36223, Page 307 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (BLANKET IN NATURE)
11. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 36223, Page 307 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
12. An easement for poles and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded December 10, 1956 in Book 53077, Page 430 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (FOUND OUTSIDE OF PROPERTY)
13. The effect of a recital in the deed from Bassett School District of Los Angeles County to Grifard O. Tacker and Agnes Tacker, husband and wife, Henry T. Yuge and Tokiko Yuge, husband and wife, John Kulsar, a single man and Ethel K. Lewis, a widow, all as joint tenants, which recited as follows:
Reserving unto the grantor herein over all of said Parcel 2, all easement rights for right of access, drainage and utility purposes and shall restrict said land from use for any purposes other than road purposes, recorded May 17, 1962 in Book D-1617, Page 399 of Official Records. (PLOTTED HEREON)
14. An easement for public utilities and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded June 9, 1964 in Book D2503, Page 191 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
15. An easement for public utilities and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202127 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (BLANKET IN NATURE)
16. An easement for sanitary sewer and appurtenant structures and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202129 of Official Records.
Affects: said land
Reference is hereby made to said document for full particulars. (BLANKET IN NATURE)
32. The effect of an instrument executed by County Sanitation District No. 15 of Los Angeles County in which they consent to a proposed Grant of Easement by record owners to the County of Los Angeles, for the construction of a storm drain over the Northwesterly 6 feet of the Southeasterly 10 feet of Lot 4, Block 11, Tract No. 1343, as recorded in Book 45929 Page 426, Official Records, also the Southeasterly 10 feet of the Southwesterly 396 feet of Lot 2, Block 11, Tract No. 1343. (PLOTTED HEREON)
33. An easement for utilities, public and/or private and rights incidental thereto, as set forth in a document recorded December 10, 1956 as Instrument No. 3271 of Official Records.
Reference is hereby made to said document for full particulars. (FOUND OUTSIDE OF PROPERTY)
39. An easement for public road and highway and rights incidental thereto, granted to the County of Los Angeles, a body corporate and politic as set forth in a document recorded April 5, 2005 as Instrument No. 05-0782472 of Official Records.
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
40. An easement for covered storm drain, appurtenant structures and ingress and egress and rights incidental thereto, granted to Los Angeles County Flood Control District, a body corporate and politic as set forth in a document recorded May 17, 2005 as Instrument No. 05-1156874 of Official Records.
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)

LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2016 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- PP POWER POLE
- POWER POLE ANCHOR
- 8"Ø TREES
- ⊙ STORM DRAIN MANHOLE

NOTES:

1. THIS MAP IS FOR A PROPOSED FIVE SINGLE FAMILY DWELLINGS
2. NO. OF PROPOSED LOT(S): FIVE (5)
3. EXISTING AND PROPOSED ZONING: A-1 (LIGHT AGRICULTURAL)
4. EXISTING USE: A-1 (LIGHT AGRICULTURAL)
5. PROPOSED USE: FIVE (5) SINGLE FAMILY DWELLINGS
6. REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
7. SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON COBERTA AVENUE
8. DRAINAGE: SURFACE DRAINS TOWARD STREETS
9. REFERENCE DOCUMENT: PRELIMINARY TITLE REPORT PROVIDED BY ORANGE COAST TITLE COMPANY DATED JUNE 15, 2017, ORDER NO. 140-1884821-32
10. THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA) INTERFERING UTILITIES TO BE RELOCATED OR MODIFIED AS NECESSARY.
11. AVERAGE SLOPE IS LESS THAN 5%.
12. SUBJECT PROPERTY IS IN FLOOD ZONE "X", FEMA PANEL NO: 06037C1700F, EFFECTIVE DATE 09/26/2008
13. ALL ONSITE EASEMENTS TO REMAIN
14. THE 5-FOOT HIGH CHAIN LINK FENCE ALONG THE CUL-DE-SAC WILL BE REDUCED IN HEIGHT TO 3.5 FEET WHICH IS THE MAXIMUM HEIGHT FOR A FRONT YARD FENCE.
15. PROPOSED IMPROVEMENTS: DRIVEWAY AND BUILDING PAD
- 16.

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

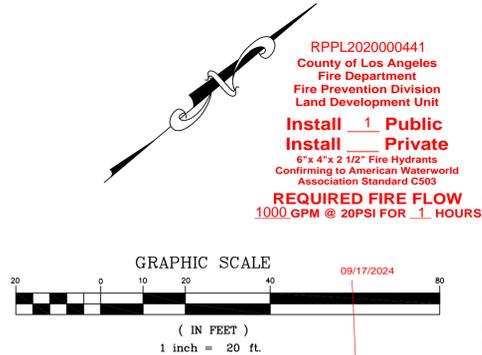
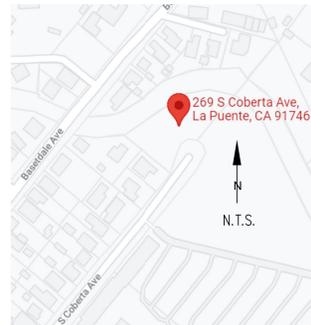
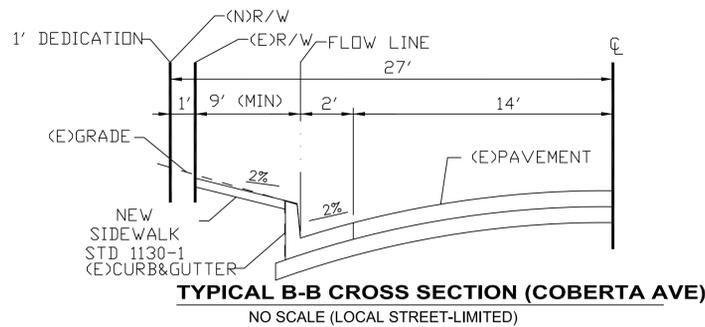
SURVEYOR'S INFORMATION:

CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

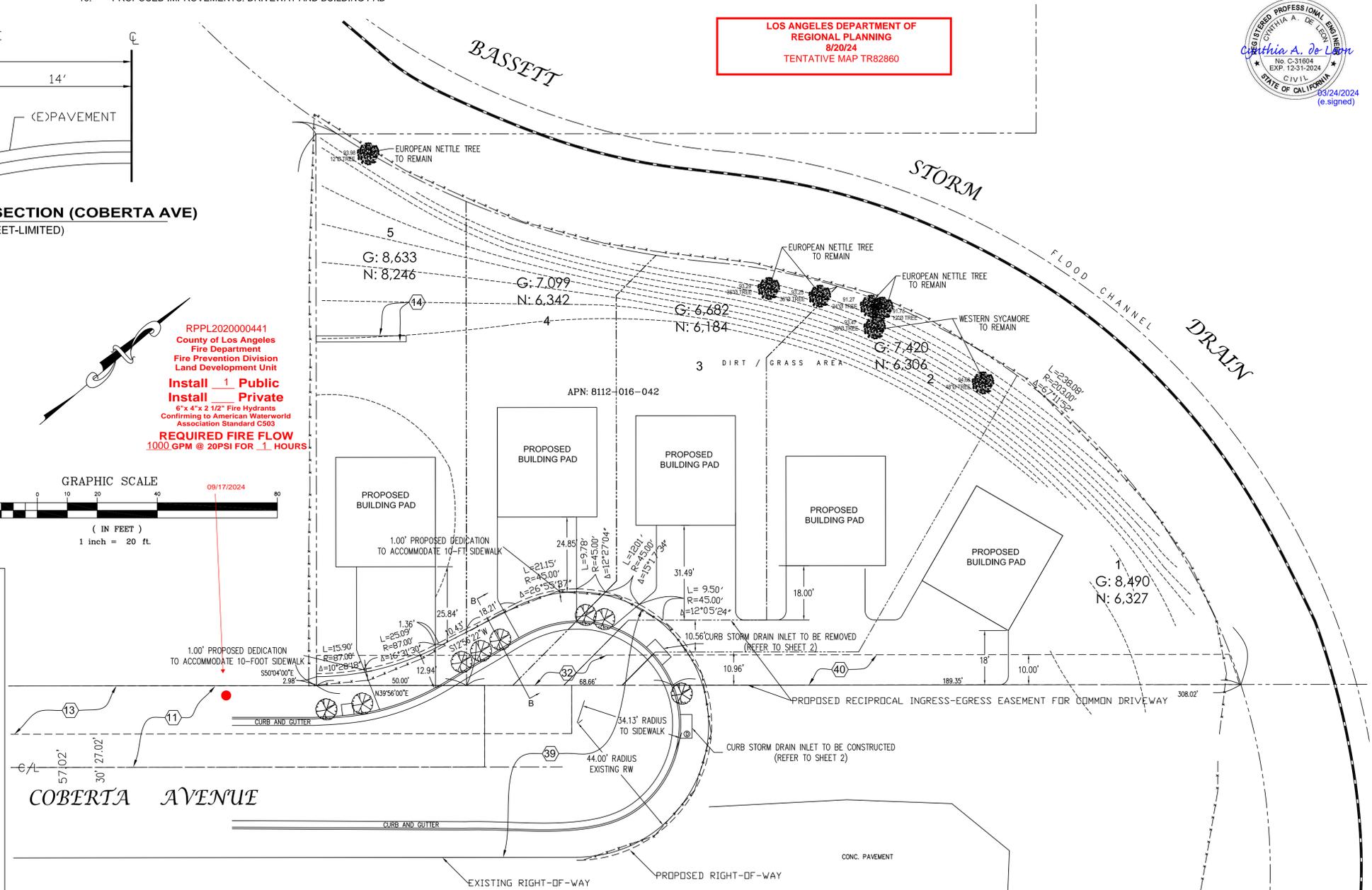
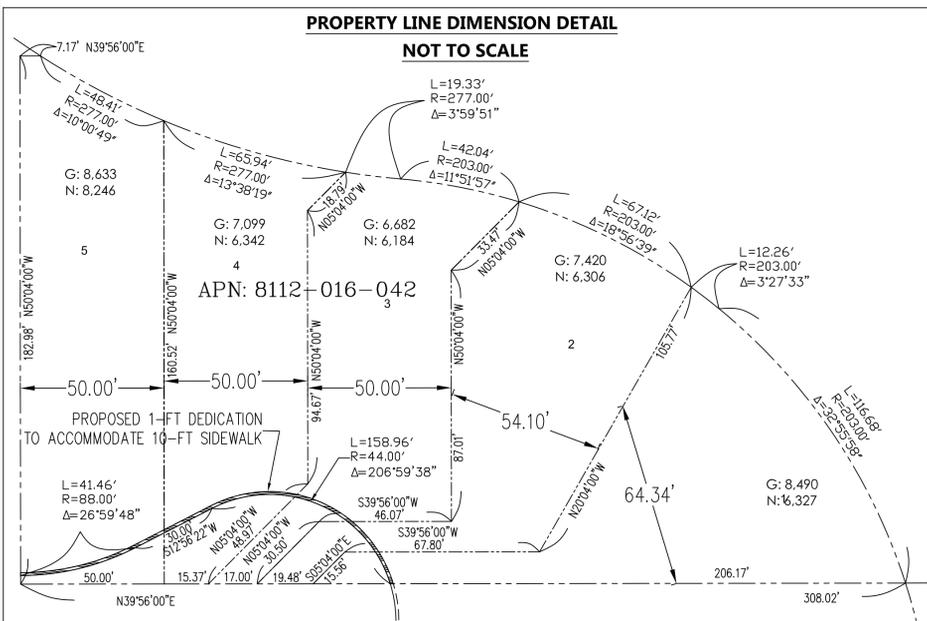
8061 SAN MATEO CIRCLE
BUENA PARK, CA

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
- EASEMENT LINE



LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860



MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

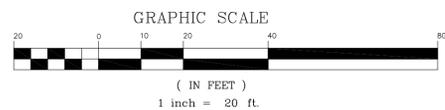
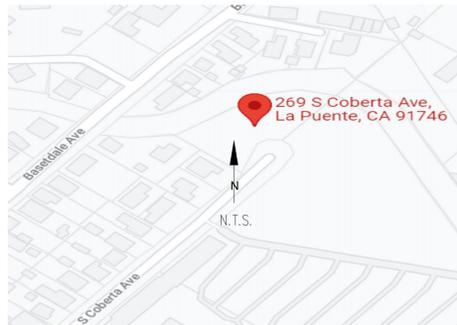
A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2016 AS INSTRUMENT NO. 20160512407, OF OFFICIAL RECORDS.

SYMBOLS:

- PP POWER POLE
- ← POWER POLE ANCHOR
- ⊙ 8"Ø TREES
- Ⓢ STORM DRAIN MANHOLE

CONSTRUCTION NOTE

- 1 CONSTRUCT 6-INCH-THICK PCC TYPE B DRIVEWAY PER SPPWC 110-2, TYPE B
- 2 RELOCATE EXISTING POWER POLE
- 3 CONSTRUCT CONCRETE DRIVEWAY
- 4 INSTALL UNDERGROUND 4" PVC PIPE
- 5 CONSTRUCT SPREADER OUTLET
- 6 CONSTRUCT TRENCH DRAIN
- 7 CONNECT ROOF DRAIN DOWNSPOUT TO 4" PVC PIPE
- 8 CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- 9 CONSTRUCT 6' HEIGHT BLOCK WALL
- 10 REMOVE EXISTING CURB STORM DRAIN INLET
- 11 CONSTRUCT NEW CURB STORM DRAIN INLET PER SEPARATE PERMIT
- 12 CONSTRUCT NEW PLANTER BOX



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING

CUT	35	CUBIC YARDS
FILL	925	CUBIC YARDS
IMPORT	890	CUBIC YARDS
OVER EXCAVATION AND BACK FILL	920	CUBIC YARDS

ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BIDDING AND PLAN CHECK FEE PURPOSES ONLY-NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS/HER OWN QUANTITIES

LEGEND:

- PROPERTY LINE
- CENTERLINE
- EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
- EASEMENT LINE

- | | | | | | |
|--|-------------------------|---|-----------------|-----------------------------------|---------------------|
| FL ----- | FLOW LINE | PP ● | POWER POLE | Ⓢ | STORM DRAIN MANHOLE |
| FF ----- | FINISH FLOOR | XX.XX | SPOT ELEVATION | Ⓢ | STORM DRAIN MANHOLE |
| FS ----- | FINISH SURFACE | XXX.XXX | SPOT ELEVATION | Ⓢ | STORM DRAIN MANHOLE |
| INV ----- | INVERT | X | FENCE LINE | Ⓢ | STORM DRAIN MANHOLE |
| TC ----- | TOP OF CURB | XX | CONTOUR LINE | Ⓢ | STORM DRAIN MANHOLE |
| TG ----- | TOP OF GRATE | XXX | CONTOUR LINE | Ⓢ | STORM DRAIN MANHOLE |
| TW ----- | TOP OF WALL | XXXX | CONTOUR LINE | Ⓢ | STORM DRAIN MANHOLE |
| R-R-R | RIDGE LINE | --- | PROPERTY LINE | --- </td <td>CENTER LINE</td> | CENTER LINE |
| --- | 4" PVC DRAIN PIPE | --- </td <td>HOUSE</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> </td> | HOUSE | --- </td <td>SPREADER OUTLET</td> | SPREADER OUTLET |
| --- </td <td>RETAINING WALL</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> </td></td> | RETAINING WALL | --- </td <td>SPREADER OUTLET</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> </td> | SPREADER OUTLET | --- </td <td>SPREADER OUTLET</td> | SPREADER OUTLET |
| --- </td <td>FLOW LINE AND DIRECTION</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> </td></td> | FLOW LINE AND DIRECTION | --- </td <td>SPREADER OUTLET</td> <td>---<!--</td--> <td>SPREADER OUTLET</td> </td> | SPREADER OUTLET | --- </td <td>SPREADER OUTLET</td> | SPREADER OUTLET |

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

BENCHMARK INFORMATION:

PUENTE QUAD, NAVD 88, 2013 ADJUSTMENT
BM ID: G5687

SURVEYOR'S INFORMATION:

CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

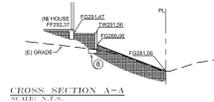
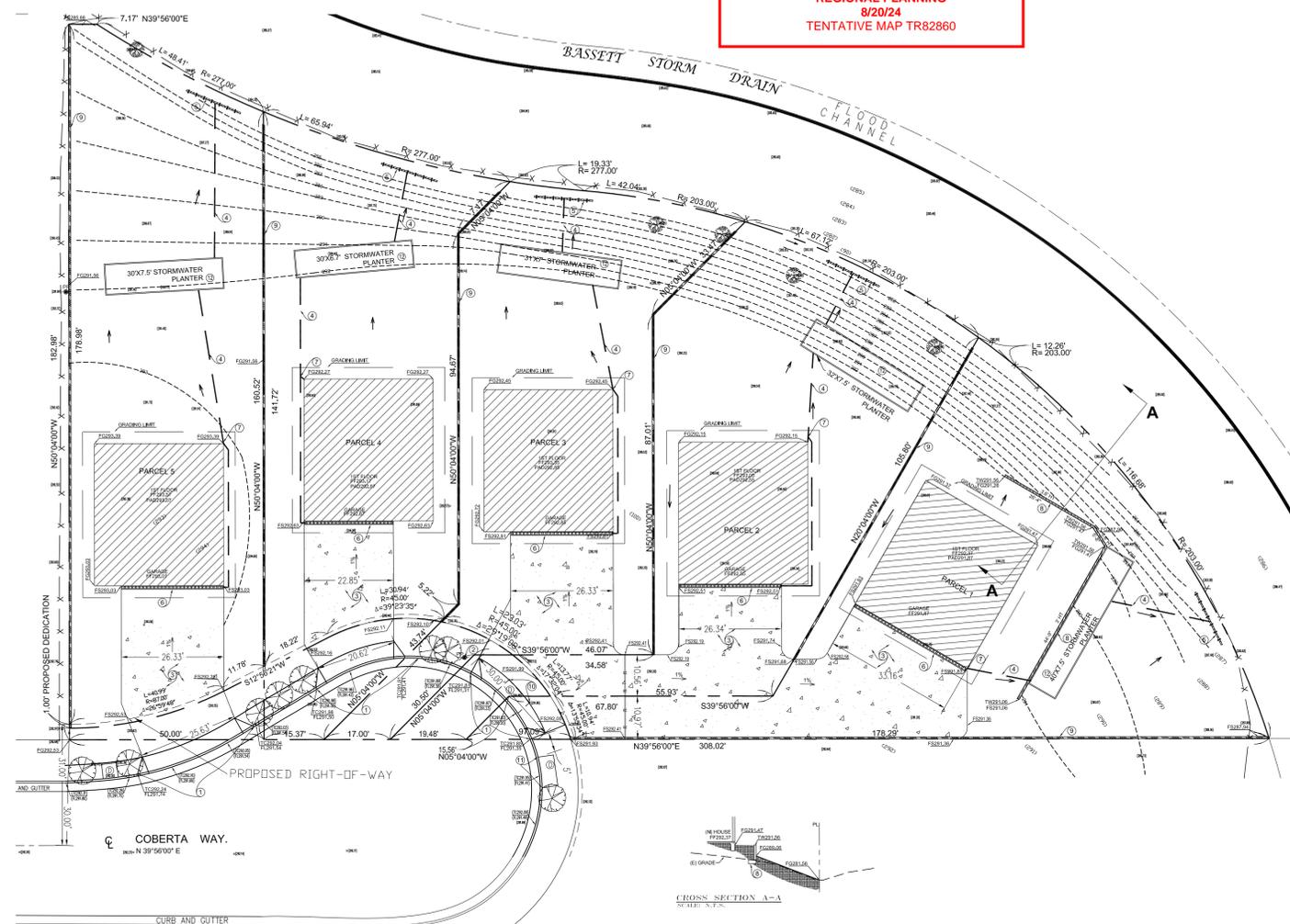
8061 SAN MATEO CIRCLE
BUENA PARK, CA

DESCRIPTION:

L&DPW TAG ON MOC@NW COR C/L INT DON
JULIAN RD & COBERTA AVE

ELEVATION = 295.591 FT

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
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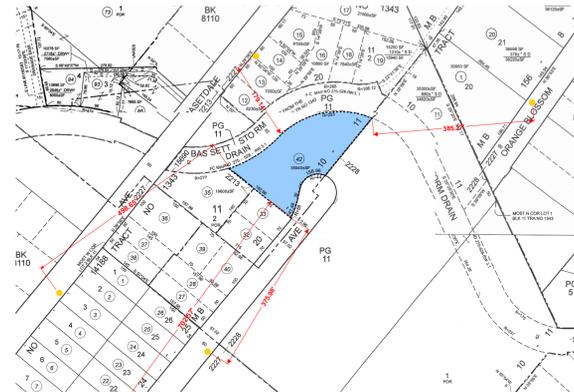


CROSS SECTION A-A
SCALE: N.T.S.

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CONSTRUCTION NOTE

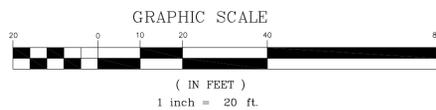
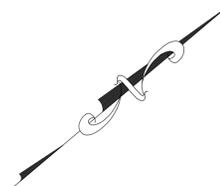
- ① CONNECT EXISTING WATER LINE WITH NEW WATER LINE
- ② CONNECT EXISTING SEWER LINE WITH NEW SEWER LINE
- ③ INSTALL NEW WATER LINE
- ④ INSTALL NEW SEWER LINE
- ⑤ INSTALL NEW 2" WATER METER
- ⑥ INSTALL NEW SEWER CLAN OUT PER DETAIL
- ⑦ INSTALL NEW 1 1/2" COPPER WATER LINE
- ⑧ CONSTRUCT NEW 4" VCP SEWER LATERAL
- ⑨ CONSTRUCT MAX 2' HEIGHT GARDEN WALL



EXISTING FIRE HYDRANT LOCATIONS

LEGEND

- WATER METER
- SEWER CLANDOUT
- (W) EXISTING WATER LATERAL
- (S) EXISTING SEWER LATERAL
- W — NEW WATER LATERAL
- S — NEW SEWER LATERAL



SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

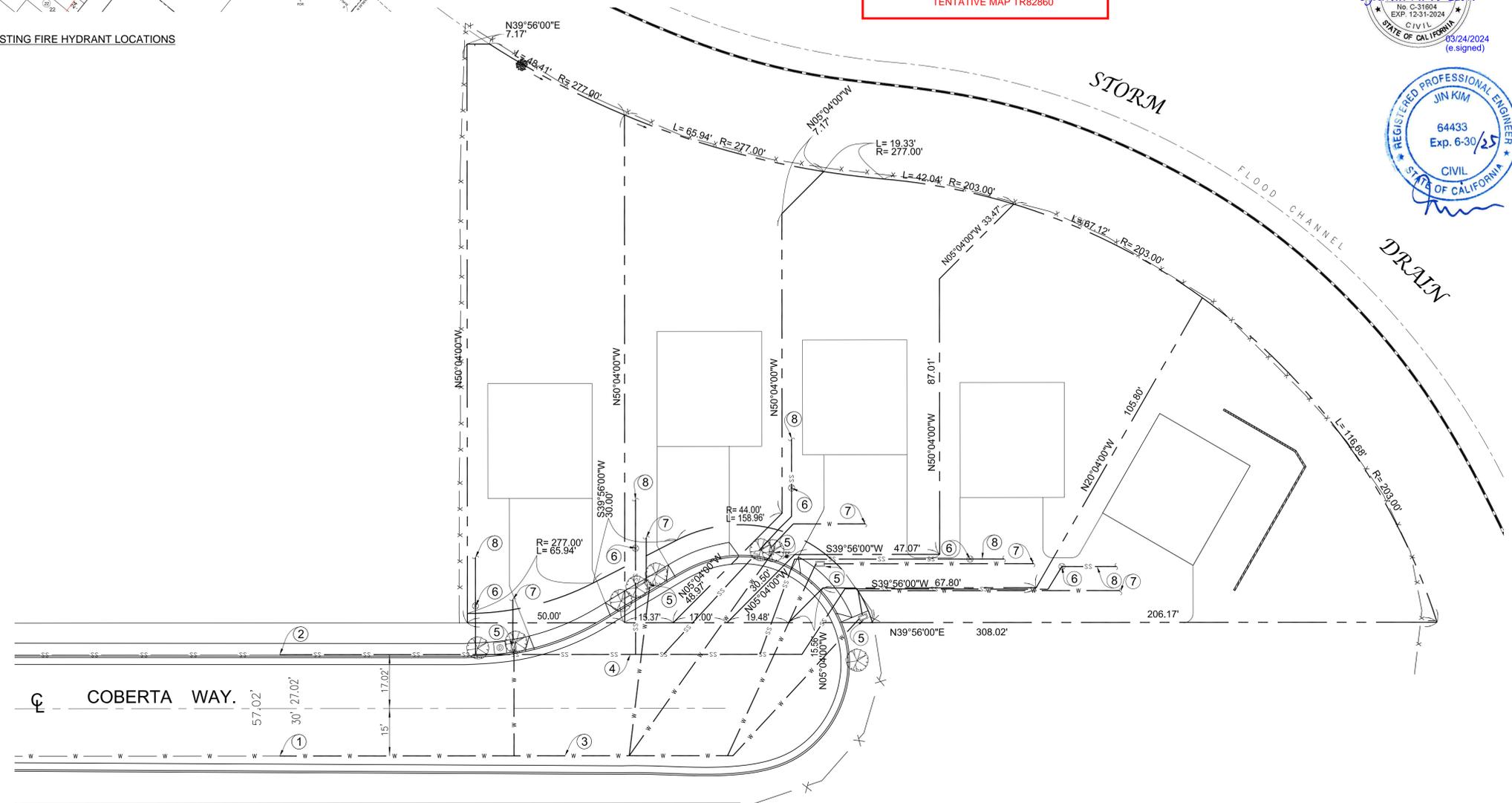
ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

SURVEYOR'S INFORMATION:
CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE
BUENA PARK, CA

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
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MAJOR LAND DIVISION
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THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # **82860**
Park Planning Area # **7**

DRP Map Date: **01/28/2020** SCM Date: **09/13/2022**
CSD: **AVOCADO HEIGHTS CSD**

Report Date: **09/21/2022**
Map Type: **Tentative Map - Tract**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.06
IN-LIEU FEES:	\$20,494

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 \$20,494 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 # **82860**
Park Planning Area # **7**

DRP Map Date: **01/28/2020** SCM Date: **09/13/2022**
CSD: **AVOCADO HEIGHTS CSD**

Report Date: **09/21/2022**
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 = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.30	0.0030	5	0.06
M.F. < 5 Units	2.98	0.0030	0	0.00
M.F. >= 5 Units	2.64	0.0030	0	0.00
Mobile Units	4.23	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			5	0.06

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.06	\$317,730	\$20,494

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
0.06	0.00	\$317,730	\$20,494



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

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

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

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
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/



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Fifth District

September 28, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

FROM: Brenda Lopez *Brenda Lopez*
Assistant Director of Environmental Health
Department of Public Health

**SUBJECT: TENTATIVE MAP - TRACT
CASE: RPPL202000441
269 SOUTH COBERTA AVENUE LA PUENTE CA 91746**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to subdivide an 0.85-acre lot into 5 separate parcels with the intention of building 5 single-family homes, one on each parcel.

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

The applicant provided a "Water Will Serve Letter" dated September 08, 2022, from San Gabriel Valley Water Company and a "Sewer Will Serve Letter" dated August 18, 2022, from the Los Angeles County Sanitation Districts. Any change of methods for the provision

Joshua Huntington
September 28, 2022
Page 2 of 2

of potable water shall invalidate this approval. 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.

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.

BL:me
DPH_CLEARED_269 S COBERTA AVE LA PUENTE CA 91746_ RPPL2020000441_09.28.2022