



PROJECT NUMBER	IST MEETING DATE
PRJ2024-001034	April 25, 2024
REQUESTED ENTITLEMENTS	
Parcel Map No. 84343 (RPPL2024001529)	

SUBDIVISION COMMITTEE REPORT

OWNER/APPLICANT	MAP/EXHIBIT DATE:	REPORT DATE:
Tanforan Partners LLC	March 19, 2024	April 16, 2024

PROJECT OVERVIEW

Tentative Parcel Map for a reversion to acreage of TR52047. The subdivision will take 40 lots (39 SFR & 1 OS) and create one single lot. No alteration to land is proposed. The existing streets will be removed.

MAP STAGE

<input checked="" type="checkbox"/> Tentative	<input type="checkbox"/> Revised Approved Tentative	<input type="checkbox"/> Amendment to Approved Tentative/Exhibit	<input type="checkbox"/> Modification to Recorded Map	<input type="checkbox"/> Other:
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MAP STATUS

<input checked="" type="checkbox"/> Initial Submittal	<input type="checkbox"/> 1 st Revision	<input type="checkbox"/> 2 nd Revision	<input type="checkbox"/> 3 rd Revision (fee required)	<input type="checkbox"/> Other:
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LOCATION

Walnut Islands

ACCESS

Mesquite Lane

ASSESSORS PARCEL NUMBER(S)

8710-035-001 thru 27 and 8710-034-001 thru 13

SITE AREA

51.67 Gross Acres

GENERAL PLAN / LOCAL PLAN

General Plan

PLANNING AREA

East San Gabriel Valley
Area

SUP DISTRICT

1

LAND USE DESIGNATION

H2 (Residential – 2 Dwelling Units Per Net Acre)

ZONE

A-1-40000 (Light Agricultural – 40,000 Square Feet
Minium Lot Area)

PROPOSED UNITS OR LOTS

1

MAX DENSITY/UNITS

Reversion to
Acreage

CSD

None

ENVIRONMENTAL DETERMINATION (CEQA)

TBD

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Cleared	Wally Collins (323) 890-4243 wally.collins@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

TR52047, RPPL2023004406 (PreApplication Counseling)

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details. An Initial Study is required for the project.

☒ Deemed Complete, Date: 04/18/24

☐ Deemed Incomplete, Date:

Environmental Determination:

Cleared ☐ Hold ☒

1. The environmental determination is pending further review. An Initial Study will be required if an exemption does not apply. The initial study review fee is \$6554 which includes department referral fees. A consultant from our Pre-Qualified Consultant List may prepare the environmental document. A firm that is not listed, but would like to be added would need to follow the application instructions:

Pre-Qualified Consultant List: <https://view.monday.com/5927438071-7cdccae4a38852fc869caab1be43e4b8?r=use1>

General Plan

Cleared ☒ Hold ☐

Tentative Map

Cleared ☒ Hold ☐

Administrative/Other

Cleared ☐ Hold ☒

2. Provide grant deeds for all properties that comprise the project.
 3. Revise the deposit amount to \$4000 on pg. 1 of the Financial Responsibility form and re-submit the form.
 4. Provide the Articles of Organization for the LLC, or other documentation, that authorizes Frederick to sign on behalf of the LLC.
 5. Will the vacation of any access easements disrupt access to other off-site property owners? If not, add a statement to the note indicating such.
 6. Clarify why access easement #80-1199086 is shown.
-

RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:

-
- Coordinate with the Planner at mpavlovic@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
 - Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **Map revisions and additional materials will not be taken in without a cover sheet.**
 - Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
 - **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found on our website under "Applications and Forms" ([LINK](#)).

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by **June 18, 2024** (60 Days), or your application may be denied due to inactivity.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 1/1
TENTATIVE MAP DATED 3/19/2024

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

1. A revised tentative map is required to show the following additional items:
 - a. Provide engineer signature.
 - b. Define the bubble for easement 3 on the map.
 - c. If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Please see attached road review sheet (comment No.1) for requirements.

Prepared by Jose Cruz
PM84343L_New_RPPL2024001529
N/A

A handwritten signature in black ink, appearing to read 'JC' or 'Jose Cruz'.

Phone (626) 458-4921

Date 4/10/2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL NO. 84343

Page 1/1

TENTATIVE MAP DATED 03-19-2024

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

1. Show all private easements obtained through TR 52047 and provide their disposition.

Prepared by Kevin Godoy 
pm84343r-new

Phone (626) 458-4921

Date 04-02-2024



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 1/1
TENTATIVE MAP DATED 3/19/2024

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Jose Cruz

PM84343L_New_RPPL2024001529
N/A

Phone (626) 458-4921

Date 4/10/2024

A handwritten signature in black ink, appearing to be 'JSC' or similar, located below the printed name 'Jose Cruz'.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 1/2
TENTATIVE MAP DATED 3/19/2024

The following report consisting of ____ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 2/2
TENTATIVE MAP DATED 3/19/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
9. Delineate proof of access to a public street on the final map.
10. The street frontage requirement needs to be waived by the Advisory Agency.
11. 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.
12. 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.
13. 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.
14. 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.

Prepared by Jose Cruz

PM84343L_New_RPPL2024001529
N/A

A handwritten signature in black ink, appearing to be 'JC' or 'JSC'.

Phone (626) 458-4921

Date 4/10/2024



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

PARCEL NO.: 084343

TENTATIVE MAP DATE: 03/19/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

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

1. Quitclaim existing LACFCD easements within tract to the satisfaction of the Department of Public Works. Quitclaiming the easements may involve compensation with our Mapping Department.

Review by:  Date: 04/03/2024 Phone: (626) 458-4921
Alex Mikhailpoor

Tentative Tract Map	<u>84343</u>	Tentative Map Dated	<u>03/19/2024</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [N]	<u>---</u> yd ³	Location	<u>Covina</u>		
Geologist	<u>---</u>	Subdivider	<u>Tanforan Partners LLC.</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Hunsaker & Associates</u>		

Review of:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

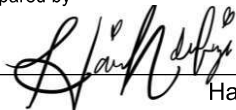
References: Geotechnical reports for tract 52047, GMED Review Sheet dated 09/17/2015

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



Hailley Ndubizu
Geotechnical Section



Matthew Cruz
Engineering Geology Section

Date 04/03/2024

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.

84343, Covina, 2024-04-03, TM-1-A

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 84343

Page 1/1

TENTATIVE MAP DATED 03-19-2024

1. Approval of this map pertaining to grading is recommended (Reversion to acreage – No grading proposed).



Name David Esfandi Date 04/08/2024 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 84343.doc



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 84343

TENTATIVE MAP DATED 03-19-2024

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

1. The existing sewer easements shall be abandoned on the final map for PM 84343.

Prepared by ^{PR}Pedro Romero
pm 84343 county sewer conditions.doc

Phone (626) 458-4957

Date 04-10-2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 84343

Page 1/1

TENTATIVE MAP DATED 03-19-2024

The reversion of acreage has been cleared without conditions.

Prepared by Kevin Godoy *KG*
pm84343w-NEW

Phone (626) 458-4921

Date 04-02-2024



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER: RPPL2024001529

PROJECT NUMBER: PM84343

CITY/COMMUNITY: Covina

STATUS: Cleared

PROJECT ADDRESS:

DATE: 04/17/2024

CONDITIONS

1. The proposed revised map is cleared to proceed to public hearing. All conditions to carry over from the original map clearance of Tr52047.

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

Reviewed by:



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84343**
Park Planning Area # **14**

DRP Map Date: **03/19/2024** SCM Date:
CSD:

Report Date: **04/05/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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.

Trails:

Comments:

Reversion to acreage

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 # **84343**
Park Planning Area # **14**

DRP Map Date: **03/19/2024** SCM Date:
CSD:

Report Date: **04/05/2024**
Map Type: **Tentative Map - Parcel**

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{nits} = (X)\text{acres obligation}$$
$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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 = **14**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.58	0.0030	0	0.00
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.32	0.0030	0	0.00
Mobile Units	4.18	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$323,075	\$0

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
0.00	0.00	0.00	\$323,075	\$0