

August 31, 2023

JWL Design  
C/O Ernest Wang  
1221 South Hacienda Boulevard  
Hacienda Heights, CA 91745

**PROJECT NO. 2019-003515-(1)**  
**TENTATIVE PARCEL MAP NO. 82810 (RPPL2019006206)**  
**PROJECT SITE ADDRESS: 153 South Covina Boulevard, La Puente**  
**(APN) 8110-007-009**

The Regional Planning Commission, by its action of **August 30, 2023**, 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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **September 11, 2023**.

**Appeals:**

**To file an appeal, please contact:**

Appeals must be submitted through the County's online electronic permit management system (EPIC-LA). For instructions on how to appeal online, please email [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.


Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

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 Michelle Lynch of the Subdivisions section at [mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov).

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

  
Joshua Huntington, Supervising Regional Planner  
Subdivisions  
JH:ML

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance

## Affidavit of Acceptance Instructions

**STEP 1: NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

**STEP 2: COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit [http://www.lavote.net/Recorder/Document\\_Recording.cfm](http://www.lavote.net/Recorder/Document_Recording.cfm)) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
- b) ☐ **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends **11/12/2022 – N/A if there is not an NOD needed**. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:
  - ☒ **\$75.00 for Notice of Determination (NOD)**, with original "No Effect" form from the California Department of Fish & Wildlife (for posting only)
  - ☐ **\$2,548.00 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration** (Includes \$75.00 Registrar-Recorder processing fee).
  - ☐ **\$3,539.25 for the Environmental Impact Report** (Includes \$75.00 Registrar-Recorder processing fee).
- c) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

**STEP 3: LA COUNTY PLANNING:** Please submit the following items:

One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning  
320 W Temple Street, Room G10  
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.**

*\* Does not apply to subdivision cases.*



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

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## AFFIDAVIT OF ACCEPTANCE

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STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

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**REGARDING: PROJECT NO. 2019-003515-(1)**  
**TENTATIVE PARCEL MAP NO. 82810 (RPPL2019006206)**  
**153 SOUTH COVINA BOULEVARD, PUENTE ZONED DISTRICT**  
**APN: 8110-007-009**

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: \_\_\_\_\_

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**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. 2019-003515-(1)  
TENTATIVE PARCEL MAP NO. 82810 (RPPL2019006206)**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on August 30, 2023 in the matter of Project No. R2019-003515-(1) consisting of Tentative Parcel Map No. 82810/RPPL2019006206 (“PM82810”).
2. **ENTITLEMENT(S) REQUESTED.** JWL Associates/Eddie Peng (“subdivider”), requests PM82810 to create two parcels on 21,923 square feet (net) “Project” pursuant to County Code Chapter 21.48 (Minor Land Divisions).
3. **LOCATION.** The Project is located at 153 South Covina Boulevard In the unincorporated community of La Puente within the East San Gabriel Valley Planning Area (“Project Site”).
4. **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.
5. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).
6. **SURROUNDING LAND USES AND ZONING.**

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9, CG (General Commercial)	A-1-6,000, C-1 (Restricted Commercial)	Single-family residences, Two-Family Residences, Commercial-Retail, Commercial-Professional Services
EAST	H9	A-1-6,000	Single-family residences, Two-Family Residences
SOUTH	H9	A-1-6,000	Single-family

			residences, Two-Family Residences
WEST	H9	A-1-6,000	Single-family residences, Two-Family Residences

**7. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 21,923 square feet in size and consists of one legal parcel. The Project Site is rectangular in shape with relatively flat topography and developed with one single-family residence and accessory buildings. The existing single-family residence will remain and accessory buildings will be removed.

**B. Site Access**

The Project Site is accessible via Covina Boulevard, a 64-foot-wide public collector street and the Project is proposing a 10-foot driveway for Parcel No. 1. Parcel No. 2 is not proposed to be developed as part of the subdivision.

**C. Tentative Map**

The Tentative Map depicts two parcels. Each parcel is 50-foot-wide and approximately 219 feet deep. Each parcel has street frontage along Covina Boulevard. Parcel No. 1 will maintain the existing single-family residence and include a new attached garage. Parcel No. 2 will be vacant as the existing accessory buildings (storage and patio) as well as existing driveway and driveway approach will be demolished.

**D. Affordable Housing**

The Project is not providing an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance ("IHO"), as it does not propose more than five dwelling units.

**8. CEQA DETERMINATION**

**Categorical Exemption**

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") qualifies for a Categorical Exemptions (Class 3, New Construction or Conversion of Small Structures) and Class 15 Exemption, Subdivisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines.

The Project qualifies for the Class 3 exemption because it involves the construction and location of a new, small facility or structure. The Project has an existing single-family dwelling and proposes to construct a new accessory two-car garage. The Project is not located in a particularly sensitive environment and does not Impact an environmental resource of hazardous or critical concern. The Project will not have a significant effect on the environment due to unusual circumstances,

The Project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

The Project is an urban infill project, which involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The project site is improved with a single-family residence that will remain and a new proposed two-car garage. The Project Site does not contain any sensitive natural resources or other natural features.

The Project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

9. **COMMUNITY OUTREACH.** Prior to the Commission's public hearing on the Project, the subdivider did not perform any public outreach.
10. **PUBLIC COMMENTS.** Prior to the publication of the report to the Commission, LA County Planning Staff had not received public comments.
11. **AGENCY RECOMMENDATIONS.** County Subdivision Committee ("Subdivision Committee"): Recommended clearance to public hearing with conditions regarding Tentative Parcel Map No. 82810 dated February 22, 2022.
12. **PUBLIC HEARINGS.** Pursuant to the Housing Crisis Act ("SB 330"), the number of publicly held meetings do not exceed the five-meeting limit. Three meetings occurred as follows:
  - Subdivision Committee Meeting held on January 14, 2021
  - Subdivision Committee Meeting held on October 7, 2021.
  - Commission Hearing held on August 30, 2023.
13. **LEGAL NOTIFICATION.** Pursuant to Section 21.16.070 (Notice of Public Hearing), 21.16.075 (Posting) and 22.308.050 (Application and Review Procedures) of the County Code, the community was properly notified of the public hearing by mail, newspaper La Puente Valley Journal, and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On July 20, 2023, a total of 208 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot

radius from the Project Site, as well as notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties. The Avocado Heights Community Standards District ("CSD") requires a 1,000-foot notification radius for public hearings instead of the standard 500-foot radius.

14. **HEARING PROCEEDINGS.** A public hearing was held on August 30, 2023, before the Commission. Staff presented the Project. The subdivider was present and available to answer questions. There were no questions from the Commission. There being no further testimony, the Commission closed the public hearing and approved the Project and found that the Project was categorically exempt pursuant to CEQA requirements with the provided findings and conditions.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use category is intended for single-family residences at a maximum density of nine dwelling units per acre, or a total of five dwelling units. The Project consists of two parcels on 21,923 square feet. There is only one existing single-family home, which will remain, and no additional units are proposed as part of the subdivision. The Project is therefore consistent with the General Plan maximum five dwelling units for the Project Site.
16. **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 ("SEAs").*
  - *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 urbanized area where additional infrastructure and public services are not required. Any future development will be infill in nature as the Project Site is surrounded mostly by similar residential development. Furthermore, the Project Site is not located within an SEA, and no natural resources exist on site.

#### **SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS**

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1 zoning classification as low-density residential development is permitted in such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1).

18. **AREA.** The Commission finds that the Project is consistent with the area standards identified in County Code Section 22.110.130 (Required Area and Width). The Project Site consists of 0.50 net acres (21,923 square feet) and each parcel will be 0.25 net acres or 10, 961.5 square feet which is consistent with the 6,000 net square-foot minimum lot size requirement of the A-1-6,000 Zone.
19. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.16.050 (Development Standards for Zones A-1 and A-2) and 22.308.070 (Zone-Specific Development Standards) in the Avocado Heights CSD. The yard setback requirements for parcels in the CSD are as follows:
- Front yard setback minimum yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant parcel shall not be included in this calculation. The average depth is 58.05 feet.
  - Rear yard setback shall not be less than 25 feet for parcels less than 13,000 square feet. Each proposed parcel will be less than 13,000 square feet.

The existing dwelling to remain on Parcel No. 1 will maintain a 67.82-foot-front-yard setback (with the construction of the new attached garage) and a 58.75-foot-rear-yard setback. Any future development for Parcels No. 1 and 2 will be subject to the CSD requirements and require a separate review and permit.

20. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.070 (Fences and Walls), which states that fences and walls within the front yard area shall not exceed 42 inches, and side and rear fences/walls do not exceed six feet in height. Per the CSD, a front yard fence may exceed three and one-half feet in height provided that portions of the fence above three and one-half feet are built so as to not to completely obstruct the public's view and if the fence is chain link or wrought iron, the fence may not exceed six feet in height. The Project will remove the existing front yard fences and any future fence or wall will be required to comply with County Code and CSD requirements.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.050.B (Maximum Height). Any future structures will be required to comply with the 35-foot height limit. The existing structure is less than the 35-foot maximum requirement.
22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distances Between Buildings) which requires a minimum distance of 10 feet between all main residential buildings on the same parcel and six feet between accessory dwellings and primary dwellings. The Project will maintain the existing main residential building and construct an attached garage; all other accessory buildings will be demolished.



23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). Each single-family dwelling must maintain two-covered parking spaces. The existing dwelling will propose a two-car garage prior to final map recordation. Any future development on Parcel No. 2 will also comply with this requirement.
24. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents-Information and Documents Required). No grading is proposed with this Project.
25. **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 feet of street frontage. A total of four trees will be planted along the 100-foot-wide frontage in compliance with this requirement.
26. **INCLUSIONARY UNITS.** The Commission finds that the Project is not subject to the IHO because it does not meet the criteria based on the proposed dwelling units.

**TENTATIVE PARCEL MAP SPECIFIC FINDINGS**

27. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project complies with the General Plan policy to promote the provision of an adequate supply of housing by location, type and price and to promote the full use of existing service systems. The Project Site is in a developed area and is served by existing water and sewer systems.
28. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** In particular, the Project will satisfy *Policy LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs* and *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 Site is located in an urbanized area and surrounded by residential development. Furthermore, the Project Site is not located within an SEA and no natural resources exist on site. The Project would consume less land and resources and can reduce the costs of providing public infrastructure and services.
29. **The Commission finds that the site is physically suitable for the type of development.** The Project complies by providing enough area to accommodate two single-family parcels while meeting minimum lot area requirements. The setbacks and all development standards of the A-1-6,000 Zone and the CSD within an existing residential neighborhood of with primarily single-family residences are being maintained.
30. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General Plan land use

designation and maximum allowable density within H9 and complies with all development standards of the A-1-6,000 Zone and CSD including, as it provides 58.05 foot front yard, five-foot side yard and 58.75-foot rear yard setbacks as well as a maximum height of 35 feet and providing two-car covered parking for the existing residence to remain on Parcel No. 1.

31. **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 subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. The subject property is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.
32. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.
33. **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 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**

34. The Commission finds that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Section 15315 (Class 3, New Construction or conversion of small structures and Class 15, Minor Land Divisions categorical exemption), on the basis that the Project qualifies for the Class 3 exemption because it involves the construction and location of a new, small facility or structure. The Project has an existing single-family dwelling and proposes to construct a new accessory two-car garage. The Project is not located in a particularly sensitive environment and does not impact an environmental resource of hazardous or critical concern. The Project will not have a significant effect on the environment due to unusual circumstances,

The Project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

The Project is an urban infill project, which involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The Project

Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The project site is improved with a single-family residence that will remain and a new proposed two-car garage. The Project Site does not contain any sensitive natural resources or other natural features.

The Project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

#### **ADMINISTRATIVE FINDINGS**

35. **HOUSING ACCOUNTABILITY ACT.** The Commission finds the Project is considered a housing development that is consistent with the General Plan and Zoning. The Commission finds the Project would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings above.
36. **PUBLIC HEARINGS.** The Commission finds that pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. Three meetings occurred as follows:
- Subdivision Committee Meeting held on January 14, 2021
  - Subdivision Committee Meeting held on October 7, 2021.
  - Commission Hearing held on August 30, 2023.
37. **LEGAL NOTIFICATION.** The Commission finds pursuant to Section 21.16.070 (Notice of Public Hearing), 21.16.075 (Posting) and 22.308.050 (Application and Review Procedures) of the County Code, the community was properly notified of the public hearing by mail, newspapers La Puente Valley Journal and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On July 20, 2023, a total of 208 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties. The Avocado Heights CSD requires a 1,000-foot notification radius for public hearings instead of the standard 500-foot radius.
38. **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 CONCLUDES THAT:**

- A. The Commission finds that the map is consistent with the goals and policies of the General Plan.
- B. The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The Commission finds that the site is physically suitable for the type of development.
- D. The Commission finds that the site is physically suitable for the proposed density of development.
- E. 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.
- F. The Commission finds that 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 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 property within the proposed subdivision.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions Categorical Exemption); and
- 2. Approves Tentative Parcel Map No. 82810 / RPPL2019006206, subject to the attached conditions.

**ACTION DATE: August 30, 2023**

**VOTE: Concurring: Dissenting: Abstaining: Absent, 5:0:0:0**

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

JH:ML

c: Each Commissioner

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL  
PROJECT NO. 2019-003515-(1)  
TENTATIVE PARCEL MAP NO. 82810 (RPPL2019006206)**

**PROJECT DESCRIPTION**

The project is a subdivision to create two parcels on 21,923 square feet (net) subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. 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. 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. 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. 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. 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 permit 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. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$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 subdivider or 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 up to the 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.
7. **Tentative Parcel Map No. 82810 shall expire on August 30, 2025.** 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.
  8. 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.
  9. 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 Chapter 22.238 of the County Code.
  10. 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").
  11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
  12. 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, or an approved Amendment Map.

13. 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.
14. 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. These shall include any that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 PARCEL MAP SPECIFIC CONDITIONS**

15. This grant shall authorize the creation of two single-family parcels, as depicted on the Tentative Parcel Map dated February 22, 2022.
16. Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated February 22, 2022) consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
18. A final parcel map is required. A parcel map waiver is not allowed.
19. The subdivider shall provide at least 50 feet of street frontage for each lot.

**PRIOR TO RECORDATION OF A FINAL MAP**

20. The subdivider shall obtain demolition permits from County Public Works, Building and Safety Division to demolish the existing accessory structures located within Parcel No. 2 as delineated on the Tentative Parcel Map dated February 22, 2022. The subdivider shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed.
21. The subdivider shall obtain LA County Planning approval and submit for a ministerial site plan review and permits from County Public Works to provide a two-car garage for the existing single-family residence. The new two-car garage must be built prior to the demolition of the existing garage and accessory structures.
22. The subdivider shall submit a tree planting plan to the 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. Based on the frontage width of 50 feet for Parcel No. 1 and 50 feet for Parcel No. 2, a minimum of four trees shall be planted: two trees for Parcel No. 1 and two trees for Parcel No. 2.

Attachments:

Department Conditions for Tentative Parcel Map dated February 22, 2022 with Conditions of Approval



The following report consisting of 10 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, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

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



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

**PARCEL NO.:** 82810

**TENTATIVE MAP DATE:** 02/22/2022

## **HYDROLOGY UNIT CONDITIONS OF APPROVAL**

### **Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 12/30/2021, 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>

Review by: \_\_\_\_\_

  
ALEX MIKHAILPOOR

Date: 03/02/2022

Phone: (626) 458-4921

PCA LX001129/A885  
RPPL2019006206  
EPIC LA ESTU2020000020  
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map 82810 Parcel Map Dated 2/22/2022 (map) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location La Puente  
Geologist \_\_\_\_\_ Subdivider Li Family Property LLC  
Soils Engineer Quartech Consultants, Inc. Engineer/Arch. Cal Land Engineering, Inc.

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: 05/13/2020, 01/15/2020  
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>.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Paul Chang  
Soils Section



Phuong Schmit-Kallas  
Geology Section

Date 2/28/2022

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 82810 REV 2

Page 1/1

TENTATIVE MAP DATED 02-22-2022

1. Approval of this map pertaining to grading is recommended with no proposed onsite improvements and no grading conditions.

PC

Name Patricia Constanza Date 3/7/2022 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82810\GP\2022-02-24 TPM Submittal\PM82810g\_rev3 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. Construct new driveway along Covina Boulevard to the satisfaction of Public Works.
2. Close unused driveway along Covina Boulevard with curb, gutter, and sidewalk to the satisfaction of Public Works.
3. Perimeter fencing adjacent to all driveways shall be depressed to 3.5 feet or less within 10 feet from the approach to provide pedestrian line of sight.
4. Repair any improvements damaged during construction to the satisfaction of Public Works.
5. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
9. Comply with the street lighting conditions per the attached Traffic Safety and Mobility Division memo dated November 4, 2019.

**COUNTY OF LOS ANGELES  
PUBLIC WORKS  
TRAFFIC SAFETY AND MOBILITY DIVISION  
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW  
STREET LIGHTING REQUIREMENTS**

Date: 11/04/2019

TO: Phoenix Khoury  
Project Entitlement & CEQA Section  
Land Development Division

Attention Kevin Godoy

FROM: Inez Yeung  
Street Lighting Section  
Traffic Safety and Mobility Division  
Prepared by M. Daniel Zahid

**STREET LIGHTING REQUIREMENTS**

**RPPL2019006206 153 South Covina Boulevard PM082810**

☐ Provide streetlight on concrete poles with underground wiring on all streets and highways within \_\_\_\_\_ and around to the satisfaction of Public Works or as modified by Public Works. The streetlight shall be designed as a County owned and maintained system. **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.**

*m.d.-3*  
*SA* ☒ Provide a streetlight on a concrete pole with underground wiring along the property frontage on **South Covina Boulevard** to the satisfaction of Public Works or as modified by Public Works. The streetlight shall be designed as a County owned and maintained system. **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.**

☐ Provide streetlights on concrete poles with underground wiring on non-gated "private and public future street(s)" along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained system. Please provide centerline of 16' wide easement to the County of Los Angeles Public Works for streetlight and auxiliary. Also, provide an easement for streetlight and auxiliary device ingress and egress (over the entire road). **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.**

☐ Provide streetlights on concrete poles with underground wiring on gated "private and future street(s)" along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained system. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed of the development served by gated private and future streets as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways. Please provide centerline of 16' wide easement to the County of Los Angeles Public Works for streetlight and auxiliary. Also, provide an easement for streetlight and auxiliary device ingress and egress (over the entire road). **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.**

☐ New streetlights are not required.

## ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans prior to the issuance of a
- m.b. - 3*  
*SA* ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. It is the sole responsibility of the developer or the property owner of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the developer or the property owner of the project and will be made a condition of approval to be in place for each phase.

### CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlight in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlight by July 1st of any given year, provided the required streetlight in the project have been constructed per Public Works approved street lighting plan and energized and the developer or the property owner has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



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

1. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12547AS, dated 09-01-2021) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

*Justin Dulay*  
Prepared by Justin Dulay

pm82810L-rev3-RPPL2019006206  
[http://planning.lacounty.gov/case/view/2019\\_003515](http://planning.lacounty.gov/case/view/2019_003515)

Phone (626) 458-4921

Date 02-28-2022

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

1. The onsite water system will be by service lines as shown on the tentative map. If fire hydrants are required, or if upgrades to existing fire hydrants are required by the Fire Department, then a water plan shall be provided to the satisfaction of Public Works.
2. The Will Serve letter issued by San Gabriel Valley Water Company dated January 20, 2022 will expire on January 20, 2023. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

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

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

Prepared by Aissa Carrillo <sup>AC</sup>  
pm82810w-rev3.doc

Phone (626) 458-4921

Date 02-28-2022



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

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019006206

MAP DATE: FEBRUARY 22, 2022

PROJECT NUMBER: PM82810

PLANNER: PETER CHOU

---

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

### **ACCESS**

1. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

### **WATER**

3. Provide a Form 195 signed and completed by the local water purveyor.
4. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
5. The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 500 gpm at 20 psi residual pressure for 1/2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.

### **FINAL MAP**

6. A final map must be submitted for approval of access and recordation. Provide a final map following the clearance of the proposed parcel map.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

Reviewed by: Joseph Youman

Date: March 25, 2022



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

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019006206

MAP DATE: FEBRUARY 22, 2022

PROJECT NUMBER: PM82810

PLANNER: PETER CHOU

---

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82810**  
Park Planning Area # **7**

DRP Map Date: **02/22/2022**  
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **10/07/2021**

Report Date: **03/17/2022**  
Map Type: **Tentative Map - Parcel**

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$3,869</b>

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 \$3,869 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 # **82810**  
Park Planning Area # **7**

DRP Map Date: **02/22/2022**      SCM Date: **10/07/2021**  
CSD: **AVOCADO HEIGHTS CSD**

Report Date: **03/17/2022**  
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 = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>4.41</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	<b>3.66</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>3.45</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>3.82</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>1</b>	<b>0.00</b>
<b>TOTAL</b>			<b>2</b>	<b>0.01</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$292,833	<b>\$3,869</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$292,833	<b>\$3,869</b>



**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/](http://www.publichealth.lacounty.gov/eh/)



**BOARD OF SUPERVISORS**

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First District

**Holly J. Mitchell**  
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Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

March 24, 2022

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Peter Chou

FROM: Gary Hirschtick   
Director, Environmental Protection Branch  
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – PARCEL  
CASE: RPPL2019006206  
153 SOUTH COVINA BOULEVARD LA PUENTE CA 91746**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to create two single family residence parcels on .5 acres.

This approval is conditioned by the proposed use of public water and public sewer. The applicant provided a "Will Serve" letter from Los Angeles County Sanitation District dated November 8, 2021 and a "Water Service Availability" letter from San Gabriel Valley Water Company dated January 20, 2022. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

Joshua Huntington

March 24, 2022

Page 2 of 2

- ☒ 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:

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](mailto:mem@ph.lacounty.gov).

GH:me

DPH\_CLEARED\_153 S COVINA BOULEVARD LA PUNTE CA 91746\_RPPL2019006206\_03.24.2022