



**PROJECT NUMBER**    **IST MEETING DATE**  
 PRJ2022-003449      February 27, 2025  
**REQUESTED ENTITLEMENT**  
 Tentative Parcel Map No. 83053 (RPPL2022010539)

## SUBDIVISION COMMITTEE REPORT

<b>APPLICANT</b> Erik Bowers, PLS / Jack Little Company	<b>MAP/EXHIBIT DATE:</b> February 15, 2025	<b>REPORT DATE:</b> February 20, 2025
<b>OWNER</b> Sohila Senemar Investments, LLC		

### PROJECT OVERVIEW

Tentative Parcel Map to create two single-family residential lots on 0.4 gross acres. The existing Single-Family Residence (Building No. 1) and Accessory Dwelling Unit (Building No. 2) on Parcel No. 1 are both to remain. Parcel No. 2 will remain vacant at this time. No grading is proposed as part of the project scope.

### MAP STAGE

- Tentative   
  Revised Approved Tentative   
  Amendment to Approved Tentative/Exhibit   
  Modification to Recorded Map   
  Other:

### MAP STATUS

- Initial Submittal   
  1<sup>st</sup> Revision   
  2<sup>nd</sup> Revision   
  3<sup>rd</sup> Revision (fee required)   
  Other: 4<sup>th</sup> Revision (fee required)

<b>LOCATION</b> 11824 Eagan Drive, Whittier	<b>ACCESS</b> Eagan Drive
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<b>ASSESSORS PARCEL NUMBER</b> 8031-026-020	<b>SITE AREA</b> 16,010 gross square feet / 0.37 gross acres 15,610 net square feet / 0.36 net acres
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<b>GENERAL PLAN / LOCAL PLAN</b> General Plan	<b>PLANNING AREA</b> Gateway	<b>SUP DISTRICT</b> 4 <sup>th</sup>
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<b>LAND USE DESIGNATION</b> H9 (Residential 0 to 9 Dwelling Units per Net Acre)	<b>ZONE</b> A-1 (Light Agricultural-5,000 Minimum Square Feet)	<b>ZONED DISTRICT</b> South Whittier-Sunshine Acres
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<b>PROPOSED UNITS OR LOTS</b> Two Lots	<b>MAX DENSITY/UNITS</b> Four Units	<b>COMMUNITY STANDARDS DISTRICT ("CSD")</b> None
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### ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt – Class 15 (Minor Land Divisions) and Class 1 (Existing Facilities)

### SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Planning	Cleared	Erica G. Aguirre (213) 974-6433 <a href="mailto:eaguirre@planning.lacounty.gov">eaguirre@planning.lacounty.gov</a>
Public Works	Cleared	Justin Soo Hoo (626) 458-4921 <a href="mailto:jsoohoo@dpw.lacounty.gov">jsoohoo@dpw.lacounty.gov</a>
Fire	Cleared	Joseph Youman (323) 890-4125 <a href="mailto:joseph.youman@fire.lacounty.gov">joseph.youman@fire.lacounty.gov</a>

Parks & Recreation      Cleared      Loretta Quach (626) 588-5305 [lquach@parks.lacounty.gov](mailto:lquach@parks.lacounty.gov)  
Public Health      Cleared      Veronica Aranda (626) 430-5201 [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov)

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**PREVIOUS CASES**

*RPP-201200516* - Plot plan approval for two units (SFR + ADU); *RZCR- 201300790* – Approved a six-foot-high retaining wall along the front property line continuing along the driveway entrance.

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**LA COUNTY PLANNING COMMENTS AND HOLDS**

At this time, LA County Planning **recommends** approval of this tentative map. Please read below for further details.

- Deemed Complete, Date: January 3, 2023
  - Deemed Incomplete, Date:
- 

Environmental Determination

Cleared  Hold

General Plan Consistency and Design Review Recommendations

Cleared  Hold

Tentative Parcel Map

Cleared  Hold

Housing Permit

Cleared  Hold

Burden of Proof /Findings for All Entitlements:

Cleared  Hold

Administrative/Other

Cleared  Hold

Additional Notes

1. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), which requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Given the street frontage of 50 linear feet, this requires the planting of two trees. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan must be submitted depicting the location of the two required trees prior to the recordation of the Final Map.
  2. All development to comply with A-1 Zon Development standards (22.16.050) and/or with Accessory Dwelling Unit requirements. Future development must also comply with the Residential Design Standards Ordinance ([LINK](#)).
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**IMPORTANT NEXT STEPS**

This project is cleared and tentatively scheduled for a public hearing before the Regional Planning Commission on Wednesday, April 23, 2025. Information regarding onsite noticing will be sent to you once the hearing date is confirmed. Please reach out to your planner, Erica G. Aguirre, with any questions.

The following report consisting of 8 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. 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.
9. 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.
10. 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.
11. 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  
pm83053L-Rev3-RPPL2022010539  
<https://case.planning.lacounty.gov/case/new/prj2022-003449>

Phone (626) 458-4921

Date 02-18-2025



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

**PARCEL MAP NO:** 83053

**TENTATIVE MAP DATE:** 02/15/2025

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

Approval to drainage is recommended with no drainage conditions.

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:   
Isaac Carrera

Date: 02/20/2025 Phone: (626) 458-4947

<b>Tentative Tract / Parcel Map</b> <u>83053</u>	<b>Tentative Map Dated</b> <u>02/15/2025 (revised)</u>	<b>Parent Tract</b> <u>---</u>
<b>Grading By Subdivider? [N]</b> (Y or N) <u>---</u> yd <sup>3</sup>	<b>Location</b> <u>Whittier</u>	
<b>Geologist</b> <u>---</u>	<b>Subdivider</b> <u>Sohila Senemar Investment LLC</u>	
<b>Soils Engineer</b> <u>---</u>	<b>Engineer/Arch.</b> <u>Jack Little Co.</u>	

**Review of:**

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

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

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

Prepared by

  
*[Signature]*  
Jose J Urquiza  
Geotechnical Section

  
*[Signature]*  
Matthew Cruz  
Geology Section  
Date 02/18/2025

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

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
83053, Whittier, 2025-02-18, PM-5-A

1. Approval of this map pertaining to grading is recommended. No grading is proposed.



Name Nargiss Majrooh Date 02/06/2025 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 83053\RPPL2022010539\2025-01-23 Submittal\Division Comments\GP\PM 83053 - Grading - 01.22.2025.docx

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 driveways along the property frontage on Eagan Drive will need to be reconstructed if not fully in compliant with current American with Disability Act Guidelines (ADA).
2. Any existing or proposed perimeter fence, block wall, or landscape adjacent to the driveways shall be depressed to 42 inches or less within 10 feet of the right of way to provide pedestrian line of sight.
3. Repair any improvements damaged during construction to the satisfaction of Public Works.
4. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb drains to the satisfaction of Public Works.





**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**PARCEL MAP NO.: 83053**

**TENTATIVE MAP DATED 2-15-2025**

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

1. The subdivider shall install separate house laterals to the existing sewer main line in Eagan Drive to serve each parcel in the land division.
2. There is an approved sewer area study PC 12378AS in the area that indicates there is capacity in the existing sewer downstream to serve the proposed project.

  
Prepared by Nikko Pajarillaga  
PM83053s-rev3

Phone (626) 458-3137

Date 2-20-2025

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

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve Letter dated 10/26/2022 from Suburban Water Systems Company to the satisfaction of Public Works. The Will Serve Letter expired on 10/26/2023, and it shall be the sole responsibility of the applicant to renew the aforementioned Will Serve Letter upon expiration and abide by all requirements of the water purveyor.

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

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



## 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

EPIC-LA NUMBER: RPPL2022010539                      PROJECT NUMBER: PM83053  
CITY/COMMUNITY: South Whittier                      STATUS: Cleared  
PROJECT ADDRESS: 11824 Eagan Drive                      DATE: 02/20/2025  
Whittier, CA 90604

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### CONDITIONS

1. Additional access and water requirements to be addressed at the time of proposed development of the second parcel. The proposed subdivision is accepted as shown. This clearance does not endorse the improvement of either site beyond subdivision.
2. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).

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).

Reviewed by:

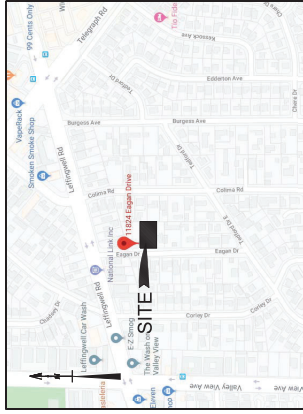
**LOS ANGELES DEPARTMENT OF REGIONAL PLANNING**  
2/15/25  
TENTATIVE MAP PMS363

MINOR LAND DIVISION  
**TENTATIVE PARCEL MAP NO. 83053**  
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**PROPOSED IMPROVEMENTS:**

- EXISTING DRIVEWAYS TO BE RECONSTRUCTED TO MEET LOS ANGELES COUNTY AND A.D.A. STANDARDS OR PROVEN TO MEET SAME.
- 10' X 10' PEDESTRIAN SIGHT TRIANGLES FROM THE DRIVEWAY TO BACK OF WALK SHALL BE PROVIDED. EXISTING SITE WALLS SHALL BE MODIFIED NOT TO EXCEED 42" IN PEDESTRIAN SIGHT TRIANGLES. ADJACENT WALLS EXCLUDED AS THEY ARE BEYOND CONTROL OF THIS PROPERTY.
- EXISTING LANDSCAPING TO REMAIN.

County of Los Angeles  
Fire Department  
Land Development Unit  
**CLEARED FOR PUBLIC HEARING**  
Joseph Youmans  
Fire Department Director



VICINITY MAP  
NOT TO SCALE

**SUBDIVIDER/OWNER:**  
SOHILA SENEMAR INVESTMENT LLC  
P.O. BOX 577 YORBA LINDA, CA 92685  
TEL: 323-900-3957

**SURVEYOR:**  
JACOB SHERMAN, C.S. 91406  
VAN NUYS, CA 91405  
(818) 342-3277  
ERIK GEORGE BOWERS, L.S. 6571  
LOS ANGELES, CA 90048  
02/15/25

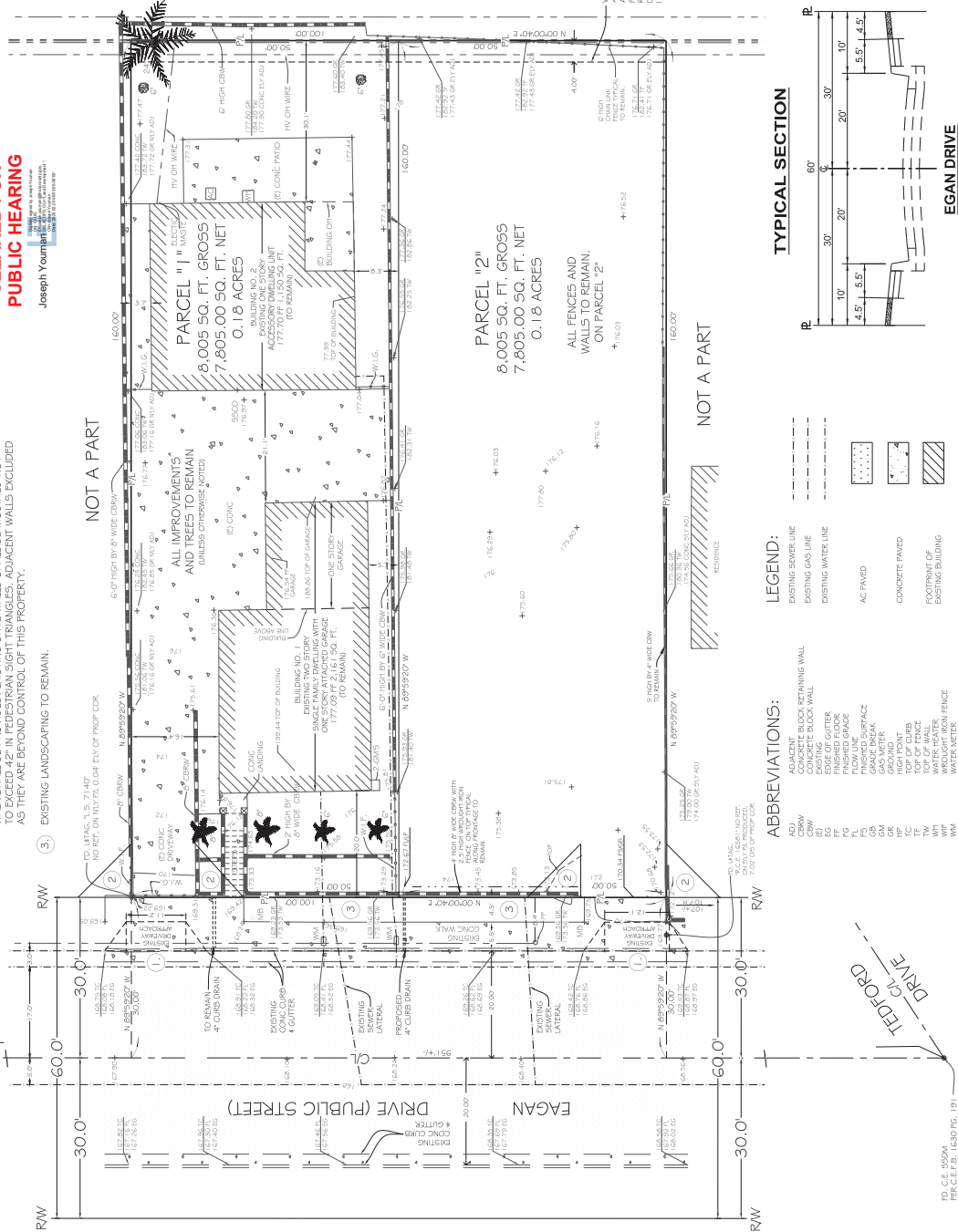
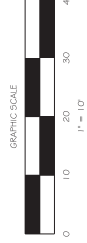
**LEGAL DESCRIPTION:**  
LOT 137 OF TRACT NO. 10100 AS PER MAP RECORDED IN BOOK 146, PAGES 14 TO 18 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDS OF LOS ANGELES COUNTY.  
A.P.N.: 60311-026-020

**PROJECT NOTES:**

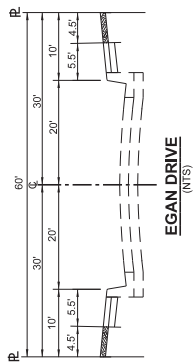
- PROJECT ADDRESS IS 8245 EGAN DRIVE, LOS ANGELES, CA.
- ALL UTILITIES ARE SHOWN AS APPROXIMATE TO THE SITE.
- ALL UTILITIES ARE AVAILABLE TO SITE.
- THE EXISTING ZONING IS A-1. THE PROPOSED ZONING IS A-1-1.
- SANITARY SEWERS ARE AVAILABLE.
- THE PROPOSED DEVELOPMENT IS A 2 LOT SUBDIVISION FOR RESIDENTIAL USE. THE PROPOSED DEVELOPMENT IS TO BE MADE IN THE FUTURE.
- GROSS SITE AREA IS 16,010 SQ. FT., 0.37 AC.
- THERE ARE NO POTENTIALLY DANGEROUS AREAS ON SUBJECT PROPERTY TO MY KNOWLEDGE.
- EXISTING SITE SLOPE IS LESS THAN 10%.
- ALL EASEMENTS OF RECORD ARE SHOWN HEREON, WITH THE FOLLOWING EXCEPTIONS:

AN EASEMENT FOR RIGHT OF WAY TO THE COUNTY OF LOS ANGELES AS RECORDED IN BOOK 136A, PAGE 221 OF DEEDS AND IN BOOK 663, PAGE 187 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, SHOWN HEREON AS EGAN DRIVE.  
THE EFFECT OF A DOCUMENT REGISTERED SEPTEMBER 25, 1941 AS DOCUMENT NUMBER 175953-J OF TORRENS, NOT PLOTTED BLANKET IN NATURE, I.E. ENTIRE SITE, AN EASEMENT FOR CONSTRUCTION MAINTAIN & OPERATIONS OF GAS SERVICES TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED JUNE 5, 2013 AS INSTRUMENT NUMBER 20130038004, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, NOT PLOTTED BLANKET IN NATURE, I.E. ENTIRE PARCEL.  
1.1. BOUNDARY MONUMENTS WILL BE SET PRIOR TO THE FILING OF THE FINAL PARCEL MAP.

- ALL EXISTING STRUCTURE SHOWN HEREON ARE TO SCALE.
- NO GRADING IS PROPOSED AT THIS TIME AND ALL ELEVATIONS SHOWN HEREON ARE EXISTING. THE SITE IS RELATIVELY FLAT WITH A DRIVEWAY BEING THE EXCEPTION.



**TYPICAL SECTION**



**LEGEND:**

- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- AS PAVED
- CONCRETE PAVED
- FOOTPRINT OF EXISTING BUILDING

**ABBREVIATIONS:**

- ADJ. ADJACENT
- CBW. CONCRETE BLOCK WALL
- CGW. COATING
- EG. EDGE OF GUTTER
- FG. FINISHED GRADE
- FL. FLOWLINE
- FS. FINISHED SURFACE
- GA. GARAGE BREAK
- GR. GROUND
- HP. HIGH POINT
- IP. TOP OF FINISH
- IP. TOP OF FINISH
- WT. WATER
- WM. WRAUGHT IRON FENCE
- WM. WATER METER



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



Tentative Map # **83053**  
Park Planning Area # **2**

DRP Map Date: **02/15/2025** SCM Date: **02/09/2023**  
CSD:

Report Date: **02/18/2025**  
Map Type: **Tentative Map - Parcel**

Total Units  = Proposed Units  + Exempt Units

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$3,959</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 \$3,959 in lieu fees.

**Trails:**

No Trails

**Comments:**

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

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

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

By: *Loretta Quach*  
Loretta Quach, Departmental Facilities Planner I



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



Tentative Map # **83053**  
Park Planning Area # **2**

DRP Map Date: **02/15/2025** SCM Date: **02/09/2023**  
CSD:

Report Date: **02/18/2025**  
Map Type: **Tentative Map - Parcel**

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

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

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

- Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = 2

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.78</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	<b>2.24</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.92</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>1.36</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	\$349,092	<b>\$3,959</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	\$349,092	<b>\$3,959</b>



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

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

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

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

**LIZA FRIAS, REHS**  
Director of Environmental Health

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

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

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

February 10, 2025

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Erica Aguirre

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

**SUBJECT: LAND DIVISION – TENTATIVE MAP- PARCEL  
CASE: RPPL2022010539  
PROJECT: PM83053  
11824 EAGAN DRIVE WHITTIER CA 90604**

Thank you for the opportunity to review the application and Tentative Map-Parcel request for the subject property. The applicant requests to create two single-family residential lots. The two existing two-story detached dwelling units will remain.

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



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

1. Drinking Water Program: Potable Water

- 1.1 The applicant provided a water “Conditional Statement of Water Service” letter from Suburban Water Systems dated April 26, 2024. The Conditional Statement of Water Service expires one year after the date of issuance.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or [bdungrani@ph.lacounty.gov](mailto:bdungrani@ph.lacounty.gov).

2. Land Use Program: Wastewater

- 2.1 The applicant provided a sewer “Will Serve” from Los Angeles County Sanitation Districts dated July 24, 2025.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or [tkhachatryan@ph.lacounty.gov](mailto:tkhachatryan@ph.lacounty.gov)

3. Community Protection Branch: Environmental Hygiene

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

3.1 Noise

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

3.2 Air Quality Recommendation

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

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

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



