

**PROJECT NUMBER**

PRJ2020-000433-(1)

IST MEETING DATE

6/27/2024

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82668 (RPPL2020001873)

Environmental Assessment No. RPPL2020001897

SUBDIVISION COMMITTEE REPORT

APPLICANT

Calland Engineering

MAP/EXHIBIT DATE:

5/22/2024

REPORT DATE:

6/18/2024

OWNER

Sunny Wang

PROJECT OVERVIEW

A Tentative Parcel Map to create two residential lots on 15,425 gross and net square feet (0.4 gross and net acres). The existing detached garage on Parcel No. 2 will be removed and a new two-car garage will be developed on Parcel No. 1. Grading proposed is 15 cubic yards ("cy") of cut, 0 cy of fill, and 15 cy of export, for a total of 30 cy of earthwork.

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

14943 Fairgrove Avenue, La Puente

ACCESS

Fairgrove Avenue

ASSESSORS PARCEL NUMBER(S)

8471-012-001

SITE AREA

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

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1

LAND USE DESIGNATION

H9 (Residential: 0-9 Dwelling Units Per Net Acre)

ZONE

A-1-6000 (Light Agricultural – 6,000 Minimum Required Square Feet)

PROPOSED UNITS / LOTS

2 Lots

MAX DENSITY/UNITS

2 Lots / 4 Units

Community Standards District (CSD)

None

ENVIRONMENTAL DETERMINATION (CEQA)

Review is pending.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

PREVIOUS CASES

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

LA COUNTY PLANNING COMMENTS AND HOLDS

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

- ☐ Deemed Complete, Date:
- ☒ Deemed Incomplete, Date: 6/17/2024
-

Environmental Determination:

Cleared ☐ Hold ☒

1. If this case is not an SB 9 urban lot split, considering the date of construction of the existing structures, this project needs to be analyzed for impacts to historical resources and so may need a Historic Resources Assessment. [See here](#) for more information under “Resources”. Proposed removal (or modification) of a historic resource may result in the need for an Environmental Impact Report. The project is pending review by our Historic Preservation team.
2. For an SB9 subdivision, additional materials will not be necessary, as that is a ministerial review and approval that is not subject to CEQA.

General Plan Consistency and Design Committee Recommendations

Cleared ☐ Hold ☒

3. The project requires review by the Design Review Committee. Review is pending.

Tentative Map

Cleared ☐ Hold ☒

4. Clarify if the hexagonal building will remain or is proposed to be demolished.
 5. The proposed two-car garage must be removed from the tentative map and instead be displayed through a separate site plan exhibit.
 6. Clarify if this subdivision is proposed as an [urban lot split under SB9](#). See the [SB9 Summary](#) regarding requirements for an SB9 subdivision. If this will be an urban lot split under SB9, please add a note on the tentative map that states the following, “This subdivision is a SB 9 urban lot-split and parcels are prohibited from future subdivisions under SB 9.”
 7. The photographs submitted and aerial imagery show the parcel covered with boxes and various items, which appears to be outside storage and/or junk and salvage. The internal permit system also indicates that there is an open property violation. This property must be cleaned up and all violations abated prior to this project being scheduled for a public hearing or be approved for an SB9 subdivision. Submit
-

new pictures showing that this has been done. This issue may also warrant a referral to our Enforcement Division for further investigation if not resolved promptly.

8. The height of the existing wall is substantially compliant as it appears to be on the neighbor's property.
9. The existing wooden fence appears to be on the subject property and is over the permitted six feet. This will need to be brought into compliance and reduced to a maximum of six feet.

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Additional Notes:

10. An SB 9 Subdivision requires confirmation that the subject parcel was legally created. If an SB9 subdivision is proposed, then a Certificate of Compliance (COC) is required if this will be an urban lot split per SB9 prior to tentative map approval.
11. SB9 subdivisions are administratively approved, do not require a public hearing, and are exempt from CEQA review.
12. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan must be submitted depicting the location of the required tree(s) prior to the recordation of the Final Map.

RESUBMITTAL INSTRUCTIONS


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

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

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by August 17, 2024, or your application may be denied due to inactivity.

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

1. Revisions to the tentative map are required to show the following additional items:
 - a. Provide a scope of work to the Project Description section that matches what is shown and proposed on the map.
 - b. Please see attached Hydrology review sheet (comment No. 1 along with checked print) for requirements.
 - c. Please see attached Road review sheet (comment No. 1 along with checked print) for requirements.

Prepared by Jose Cruz 
PM82668L-rev1-RPPL2020001873
<https://case.planning.lacounty.gov/case/view/prj2020-000433>

Phone (626) 458-4921

Date 06-12-2024



**LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT**

PARCEL MAP NO.: 82668

TENTATIVE MAP DATED: 05/22/2024

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Comments/Additional Requirements:

- See comments on tentative map

Reviewed by: 
CHRISTIAN ASCENCIO

Date: 06/03/2024

Phone: (626) 458-4921

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

1. A revised tentative map is required to show the following item:
 - a. Refer to eReview for comments.

Prepared by Pemaneh N Abaghi *PA*
Pm82668r.doc

Phone (626) 979-5417

Date 06-06-2024

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
5/22/24
TENTATIVE MAP PM82668

OF SAID COUNTY.

PREPARED BY: JACK LEE R.C.E. 40670
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
TEL: (714) 671-1050

BENCH MARK: BENCHMARK NO. G-102A
RDBM TAG IN CB SUNSET AVENUE
8.5FT S/O BOR 33FT E/O CL AND 65FT
S/O CL FAIRGROVE AVENUE
ELEVATION: 330.165'

PREPARED BY:
JACK LEE, P.C.E. 40870
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
TEL: (714) 671-1050

BENCH MARK:
BENCHMARK NO.
RDBM TAG IN C
8.5FT S/O BOR 39F
S/O CL FAIRGROV
ELEVATION: 330.1

BASIS OF BEARING
CENTERLINE OF FAIRGROVE AVENUE N 48°28'27" W
PER TRACT NO. 21359, MAP # B - 1088

PROJECT DESCRIPTION:
OWNER: SUNNY WONG
1611 S. GARFIELD AVE., ALHAMBRA, CA 91801
626-636-4577
PROJECT ADDRESS: 14943 FAIRGROVE AVENUE, LA PUENTE, CA 91744

EXISTING LOT:	1	
PROPOSED PARCEL:	2	
A.P.N.:	847-1012401	
EXISTING ZONING:	A-50000 (LIGHT AGRICULTURE)	
PROPOSED ZONING:	A-50000 (LIGHT AGRICULTURE)	
LAND USE DESIGNATION:	H-RESIDENTIAL (64 DU/AC)	
COUNTY STANDARD DISTRICT:	NA	
AREAS:		
PARCEL 1 : GROSS:	7,712,635 S.F. (0.177 ACRE)	
NET:	7,712,635 S.F. (0.177 ACRE)	
PARCEL 2 : GROSS:	7,712,635 S.F. (0.177 ACRE)	
NET:	7,712,635 S.F. (0.177 ACRE)	
TOTAL:	15,425,270 S.F. (0.354 ACRE)	

EARTHWORK QUANTITIES:
CUT: 15 CY FILL: 0 CY
EXPORT: 15 CY

SPECIAL NOTES:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

33.26) PWLDD/DR - CA: SHOW ALL IMPROVEMENTS THAT ARE PART OF THIS DEVELOPMENT. WHERE IS THE PROPOSED BUILDING AND GARAGE?

PW/LDD/DR - C
SHOW FF

Please add a note to close the existing driveway with standard sidewalk

SECTION
10
P.C. 3454
EX. 8" V.C.P. SEWER 137.55'

AVENUE

FAIRGROVE

1000

CALLAND ENGINEERING, INC.
dpm QUARTTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

[illegible]

PROJECT LOCATION:
14943 FAIRGROVE AVE.,
LA PUENTE, CA 91744

DRAWN:	N.T./PS
CHECKED:	
DATE:	11/21/2023
JOB NO.:	17-086-025
SCALE:	1"=10'
FILE NAME:	

T-1
SHEET 1 OF 1 SHT.

A horizontal scale bar is shown, divided into alternating black and white segments. The total length is 20 feet, with a mark at the 10-foot position. A double-headed arrow is drawn below the scale bar, spanning from the left end to the 10-foot mark, indicating a length of 10 feet. The text "(IN FEET)" is written below the scale bar.

- CABLE
- WATER
- POWER
- GAS
- CHARTER COMMUNICATIONS
- SUBURBAN VS SYSTEMS-SAN JOSE HILLS DISTRICT -SH
- LINE COMPANY AND MAINTAIN BY COUNTY
- ELECTRICAL
- PACIFIC BELL
- SOUTHERN CALIFORNIA Edison
- UNIVERSITY OF CALIFORNIA RIVERSIDE UNF SCHOOL
- INDUSTRY SHERIFF DEPT.
- ATHENS DISPOSAL COMPANY
- TRASH

NOTE:
WASTE WATER WILL BE DISPOSED FROM JOB SITE TO THE
EXISTING MAIN BY GRAVITY

LEGEND:

1	FREE HANGING	QW	TRANSFORMER, ELECTRIC
2	FREE HANGING	EM	GAS METER
3	WATER WALL	NG	INVERT
4	WATER, PULL BOX	PA	NATURAL GROUND
5	CONCRETE	TR	PLASTER AREA
6	CONCRETE	TR	TOP MANHOLE RIM
7	STREET LIGHT	R/W	RIGHT OF WAY
8	WOOD FENCE (W/F)	SMH	SANITARY SEWER MANHOLE
9	WROUGHT IRON FENCE (W/F)	TS	TOP OF STEPS
10	CHAINLINK FENCE (CLF)	TC	TOP OF CURB
11	ASPH. DRIVE	TR	TOP OF DRIVE
12	ASPH. DRIVE	TR	TOP OF DRIVE
13	ASPH. DRIVE	TR	TOP OF DRIVE
14	ASPH. DRIVE	TR	TOP OF DRIVE
15	ASPH. DRIVE	TR	TOP OF DRIVE
16	ASPH. DRIVE	TR	TOP OF DRIVE
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97	ASPH. DRIVE	TR	TOP OF DRIVE
98	ASPH. DRIVE	TR	TOP OF DRIVE
99	ASPH. DRIVE	TR	TOP OF DRIVE
100	ASPH. DRIVE	TR	TOP OF DRIVE

NO EXISTING AND PRIVATE EASEMENT

NO OAK TREE ONSITE

LACFCD IS NOT TO MAINTAIN ANY DRAINAGE DEVICES

PLAN
N

50'

10'

4'

EXISTING SIDEWALK

EXISTING CURB & GUTTER

FAIRGROVE AVENUE

SCALE 1/10

PLAN
N

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL NO. 82668

Page 1/1

TENTATIVE MAP DATED 05-22-2024

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

Prepared by Jose Cruz 
PM82668L-rev1-RPPL2020001873
<https://case.planning.lacounty.gov/case/view/prj2020-000433>

Phone (626) 458-4921

Date 06-12-2024

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

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

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

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

PCA LX001129 / A870
EPIC LA RPPL2020001873
ESTU2020000485

Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map <u>82668</u>	Tentative Map Dated <u>05/22/2024</u> Parent Tract <u>---</u>
Grading By Subdivider? [Y] (Y or N) <u>15</u> yd ³	Location <u>La Puente</u>
Geologist <u>---</u>	Subdivider <u>Wong</u>
Soils Engineer <u>Quartech</u>	Engineer/Arch. <u>Calland Engineering, Inc.</u>

Review No.4:

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

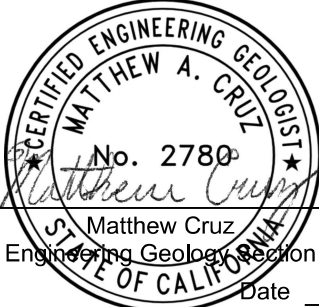
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Prepared by


Jose J. Urquiza
Geotechnical Section


Matthew Cruz
Engineering Geology Section
Date 05/30/2024

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

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

82668, La Puente, 2024-05-30, TM-4-A.docx

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.



Name David Esfandi Date 06/05/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82668\RPPL2020001873\GP\2024-05-24 SUBMITTAL\Tentative Map Conditions PM 82668.doc

PRELIMINARY CONDITIONS (SUBJECT TO CHANGE)

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

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



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT/PARCEL MAP NO.: 82668

TENTATIVE MAP DATED 05-22-2024

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

1. A sewer area study for the proposed subdivision (PC12448AS, dated 08-31-2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
2. The subdivider shall install separate house laterals to serve each lot in the land division.

Prepared by Justin Dulay
Pm82668s-rev1.doc

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

Phone (626) 458-4921

Date 06-06-2024

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

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

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

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



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER:	RPPL2020001873	PROJECT NUMBER:	PM 82668
CITY/COMMUNITY:	West Puente Valley	STATUS:	Cleared
PROJECT ADDRESS:	14943 Fairgrove Avenue La Puente, CA 91744	DATE:	06/20/2024

CONDITIONS

1. The proposed tentative map is cleared to proceed to hearing.

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

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
5/22/24
TENTATIVE MAP PM82668

TENTATIVE PARCEL MAP NO. 82668

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES STATE OF CALIFORNIA
A PORTION OF LOT 361 OF TRACT 606, IN THE CITY OF LA PUENTE, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 142 TO 143, OF MAPS, IN THE COUNTY RECORDER OFFICE
OF SAID COUNTY.
APN: 8471-012-001
FOR SUBDIVISION PURPOSES



CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

OWNER:
SUNNY WONG
1611 S. GARFIELD AVE.,
ALHAMBRA, CA 91801
(626) 636-5577

PREPARED BY:
JACK LEE, R.C.E. 40870
CALLAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

BENCH MARK:
BENCHMARK NO. G 1102A
RDBM TAG IN E CB SUNSET AVENUE
6.5FT S/O BCR 39FT E/O CL AND 65FT
S/O CL FAIRGROVE AVENUE
ELEVATION: 330.165'

BASIS OF BEARING
CENTERLINE OF FAIRGROVE AVENUE N 48°28'27" W
PER TRACT NO. 21359, MAP # B - 1068

PROJECT DESCRIPTION:
OWNER: SUNNY WONG
1611 S. GARFIELD AVE., ALHAMBRA, CA 91801
626-636-5577
PROJECT ADDRESS: 14943 FAIRGROVE AVENUE, LA PUENTE, CA 91744
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENTIAL
EXISTING LOT: 1
PROPOSED PARCEL: 2
A.P.N.: 8471-012-001
EXISTING ZONING: A-1-6000 (LIGHT AGRICULTURE)
PROPOSED ZONING: A-1-6000 (LIGHT AGRICULTURE)
LAND USE DESIGNATION: H-9 (RESIDENTIAL 0-9 DU/AC)
COMMUNITY STANDARD DISTRICT: N/A
AREAS:

PARCEL 1: GROSS: 7,712.635 S.F. (0.177 ACRE)
NET: 7,712.635 S.F. (0.177 ACRE)
PARCEL 2: GROSS: 7,712.635 S.F. (0.177 ACRE)
NET: 7,712.635 S.F. (0.177 ACRE)
TOTAL: GROSS: 15,425.27 S.F. (0.354 ACRE)
NET: 15,425.27 S.F. (0.354 ACRE)

EARTHWORK QUANTITIES:
OUT: 15 CY
EXPORT: 15 CY
FILL: 0 CY

SPECIAL NOTES:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING
PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES
PRIOR TO START OF GRADING

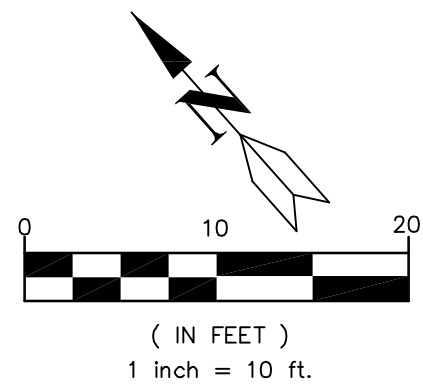
CONSTRUCTION NOTES:

- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING GARAGE TO BE REMOVED
- EXISTING HOUSE TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING PORCH TO BE REMOVED
- EXISTING STREET SIGN TO BE RELOCATED PER CITY INSTRUCTION
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- RELOCATE EXISTING WATER METER, NEW LOCATION TO BE APPROVED BY WATER COMPANY
- EXISTING 6" SEWER LATERAL TO BE REMOVED
- PROPOSED 6" SEWER LATERAL
- NEW WATER METER, EXACT LOCATION TO BE DETERMINED BY WATER COMPANY
- CONSTRUCT NEW COVERED PORCH
- INSTALL RAIN BARRELS (50 GAL/ BARREL), PER LID TABLE
- PLANT TREE (15-GAL TREE), PER LID TABLE
- INSTALL DRAINAGE PIPE
- INSTALL AREA DRAIN
- INSTALL CATCH BASIN
- INSTALL PARKWAY DRAIN
- CONSTRUCT NEW CURB AND GUTTER PER SPPWC STD. 120-3
- CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2
- CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2

PRIOR TO BUILDING PERMITS, TWO (2) TYPES OF LID WILL BE
INTEGRATED INTO THE SITE DESIGN:

- RAIN BARRELS
- LANDSCAPING AND LANDSCAPE IRRIGATION

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED FOR
PUBLIC HEARING**



UTILITIES:

CABLE
WATER
SEWER
GAS
ELECTRICAL
TELEPHONE
SCHOOL
FIRE
SHERIFF
TRASH

- CHARTER COMMUNICATIONS
- SUBURBAN W SYSTEMS-SAN JOSE HILLS DISTRICT-SJH
- LINE OWNER CITY AND MAINTAIN BY COUNTY
- THE GAS COMPANY
- SOUTHERN CALIFORNIA EDISON
- PACIFIC BELL
- HACIENDA-LA PUENTE UNIF SCHOOL
- FIRE STA LACO 26
- INDUSTRY SHERIFF DEPT.
- ATHENS DISPOSAL COMPANY

NOTE:

WASTE WATER WILL BE DISPOSED FROM JOB SITE TO THE
EXISTING MAIN BY GRAVITY.

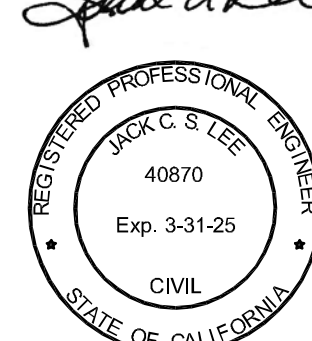
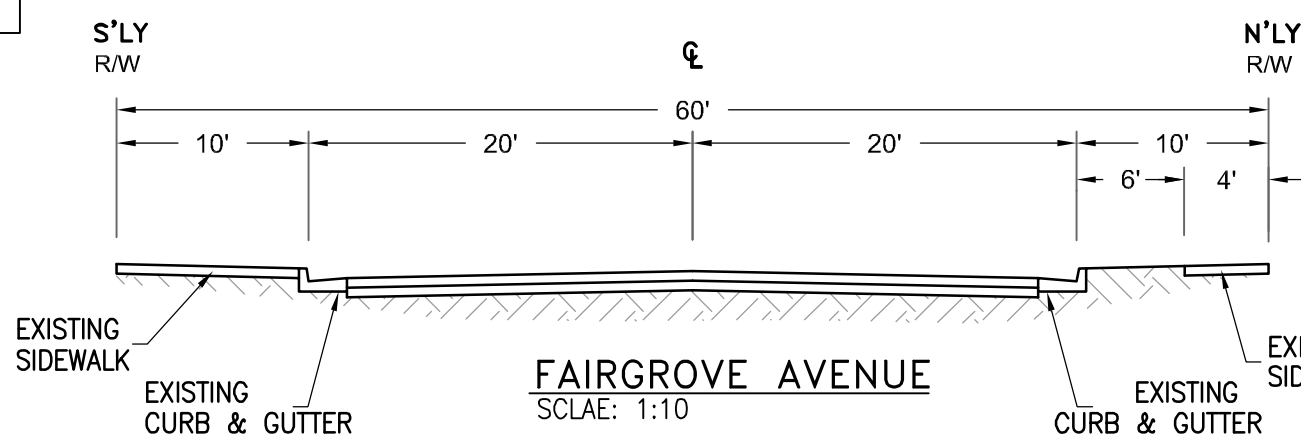
LEGEND:

—	FIRE HYDRANT	GM	—	GAS METER
—	EDGE PAVEMENT	ET	—	TRANSFORMER, ELECTRIC
—	WATER VALVE	INV.	—	INVERT
—	METER, PULL BOX	NG	—	NATURAL GROUND
—	SIGN	PA	—	PLANTER AREA
—	CONCRETE	PL	—	PROPERTY LINE
—	BLOCK WALL	TR	—	TOP MANHOLE RIM
—	STREET LIGHT	R/W	—	RIGHT OF WAY
—	WOOD FENCE (WDF)	SMH	—	SANITARY SEWER MANHOLE
—	WROUGHT IRON FENCE (WIF)	TS	—	TOP OF STEPS
—	CHAINLINK FENCE (CLF)	TC	—	TOP OF CURB
—		TG	—	TOP OF GRATE
—		TW	—	TOP OF WALL
—		TX	—	TOP OF "X"
—		WIF	—	WROUGHT IRON FENCE
—		WM	—	WATER METER
—		WV	—	WATER VALVE
—		EPB	—	ELECTRIC PULL BOX
—		GI	—	GRATE INLET
—		AIRC	—	AIR CONDITIONER
—		UC	—	UNDER CONSTRUCTION
—		()	—	EXISTING ELEVATION
—				CONTOUR INTERVAL = 1 FOOT

NO EXISTING AND
PRIVATE EASEMENT

NO OAK TREE ONSITE

LACFCD IS NOT TO MAINTAIN
ANY DRAINAGE DEVICES



RELEASED

REVISIONS

PROJECT LOCATION:

14943 FAIRGROVE AVE.,
LA PUENTE, CA 91744

DRAWN: N.T./PS

CHECKED:

DATE: 11/21/2023

JOB NO.: 17-086-025

SCALE: 1"=10'

FILE NAME:

T-1

SHEET 1 OF 1 SHT.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



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

DRP Map Date: **05/22/2024** SCM Date: **07/16/2020**
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,150

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$4,150 in lieu fees.

Trails:

No Trails

Comments:

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

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

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

By: _____

Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



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

DRP Map Date: **05/22/2024** SCM Date: **07/16/2020**
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

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

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

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

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

Park Planning Area = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.20	0.0030	1	0.01
M.F. < 5 Units	2.23	0.0030	0	0.00
M.F. >= 5 Units	2.54	0.0030	0	0.00
Mobile Units	4.11	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$329,327	\$4,150

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$329,327	\$4,150



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/



BOARD OF SUPERVISORS

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Holly J. Mitchell
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Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 30, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

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

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

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

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

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

Joshua Huntington

May 30, 2024

Page 2 of 2

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

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

CC:va

DPH_CLEARED_14943 FAIRGROVE AVENUE LA PUENTE CA 91744_RPPL2020001873_05.30.2024