



PROJECT NUMBER **IST MEETING DATE**
R2020-000270-(1) TBD

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 82860 (RPPL2020000441)
Environmental Assessment No. RPPL2020000446

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT	REPORT	IST DATE:
Green City Real Estate, LLC (Hyung Seo)	DATE: 08/27/24	DATE: 9/19/24	TBD

PROJECT OVERVIEW

Tentative Tract Map to create five (5) residential lots. Lot Nos. 4 and 5 are designed as flag lots. Project grading includes:

Cut: 35 c.y.; Fill: 925 c.y.; Import: 890 c.y.; Over Excavation: 920; Back Fill: 920 c.y.

MAP STAGE

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

MAP STATUS

☐ Initial Submittal ☐ 1st Revision ☐ 2nd Revision ☐ 4th Revision (fee required) ☒ Other: 5th

LOCATION	ACCESS
269 Coberta Avenue, La Puente	Coberta Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8112-016-042	38,324 gross s.f./35,940 net s.f.

GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
Countywide General Plan	East San Gabriel Valley	1st

LAND USE DESIGNATION	ZONE
H9	A-1-6000 (Light Agricultural – 6000 s.f. minimum lot size)

PROPOSED UNITS OR LOTS	MAX DENSITY/UNITS	CSD
5	5	Avocado Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Justin Soo Hoo (626) 458-4921 jsoohoo@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

N/A

LA COUNTY PLANNING COMMENTS AND HOLDS

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

- ☒ Deemed Complete, Date: January 28, 2020
☐ Deemed Incomplete, Date:
-

Environmental Determination:

Cleared ☐ Hold ☒

1. An Initial Study is being prepared.

General Plan Consistency

Cleared ☒ Hold ☐

Tentative Map

Cleared ☒ Hold ☐

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Additional Notes:

1. Future single-family homes are required to provide to comply with the building setback requirements.
 2. 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.
-
-

The following reports consisting of 11 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If applicable, label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. If applicable, reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

TRACT NO.: 82860

TENTATIVE MAP DATE: 08/20/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

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


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

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

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>

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

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

PCA LX001129 / A863
RPPL2020000441
EPIC LA ESTU2022000175
Telephone: (626) 458-4925

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

Sheet 1 of 1

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803

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

Review of:

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Prepared by



Date 09/05/2024

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

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

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\82860, La Puente, 2024-09-05, TM-7-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, LID, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the driveway paving and drainage pattern without obstructing cross-lot drainage.

PC

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

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

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

TENTATIVE MAP DATE 08-20-2024

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

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

EG

STREETLIGHT REQUIREMENTS

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

EG

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

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

TENTATIVE MAP DATE 08-20-2024

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

EQ **TRANSFER REQUIREMENTS**

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

TENTATIVE MAP DATE 08-20-2024

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

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

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

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

EG Prepared by: Jonathan Campos

Phone: (626) 300-4767

Date: 9/12/2024


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 82860

Page 1/1

TENTATIVE MAP DATED 08-20-2024

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

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


Prepared by Mike Tran
TR82860S-rev5 (RPPL2020000441)

Phone (626) 458-4921

Date 08-29-2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

TRACT NO. 82860(Rev)

TENTATIVE MAP DATED 08-20-2024

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The Will Serve letter issued by the San Gabriel Valley Water Company, dated October 9, 2023, will expire in one month. It shall be sole responsibility of the applicant to renew the Will Serve letter and abide by all requirements of the water purveyor.



Prepared by Sam Richards
tr82860w-rev5.doc

Phone (626) 458-4921

Date 09-09-2024.

EXISTING EASEMENTS:

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

4. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
(BLANKET IN NATURE)
11. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
12. An easement for poles and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded December 10, 1956 in Book 53077, Page 430 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (FOUND OUTSIDE OF PROPERTY)
13. The effect of a recital in the deed from Bassett School District of Los Angeles County to Griffard O. Tackler and Agnes Tackler, husband and wife, Henry T. Yuge and Tokiko Yuge, husband and wife, John Kulsar, a single man and Ethel K. Lewis, a widow, all as joint tenants, which recited as follows:
- Reserving unto the grantor herein over all of said Parcel 2, all easement rights for right of access, drainage and utility purposes and shall restrict said land from use for any purposes other than road purposes, recorded May 17, 1962 in Book D-1617, Page 399 of Official Records. (PLOTTED HEREON)
14. An easement for public utilities and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded June 9, 1964 in Book D2503, Page 191 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
15. An easement for public utilities and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202127 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
BLANKET IN NATURE
16. An easement for sanitary sewer and appurtenant structures and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202129 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
BLANKET IN NATURE
32. The effect of an instrument executed by County Sanitation District No. 15 of Los Angeles County in which they consent to a proposed Grant of Easement by record owners to the County of Los Angeles, for the construction of a storm drain over the Northwestly 6 feet of the Southeastly 10 feet of Lot 4, Block 11, Tract No. 1343, as recorded in Book 45929 Page 426, Official Records, also the Southeastly 10 feet of the Southwestly 396 feet of Lot 2, Block 11, Tract No. 1343. (PLOTTED HEREON)
33. An easement for utilities, public and/or private and rights incidental thereto, as set forth in a document recorded December 10, 1956 as Instrument No. 3271 of Official Records.
- Reference is hereby made to said document for full particulars.
(FOUND OUTSIDE OF PROPERTY)
39. An easement for public road and highway and rights incidental thereto, granted to the County of Los Angeles, a body corporate and politic as set forth in a document recorded April 5, 2005 as Instrument No. 05-0782472 of Official Records.
- Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
40. An easement for covered storm drain, appurtenant structures and ingress and egress and rights incidental thereto, granted to Los Angeles County Flood Control District, a body corporate and politic as set forth in a document recorded May 17, 2005 as Instrument No. 05-1156874 of Official Records.
- Reference is hereby made to said document for full particulars.
(PLOTTED HEREON)

LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- DP POWER POLE
POWER POLE ANCHOR
8" Ø TREES
STORM DRAIN MANHOLE

NOTES:

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

SUBDIVIDER/APPLICANT:

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

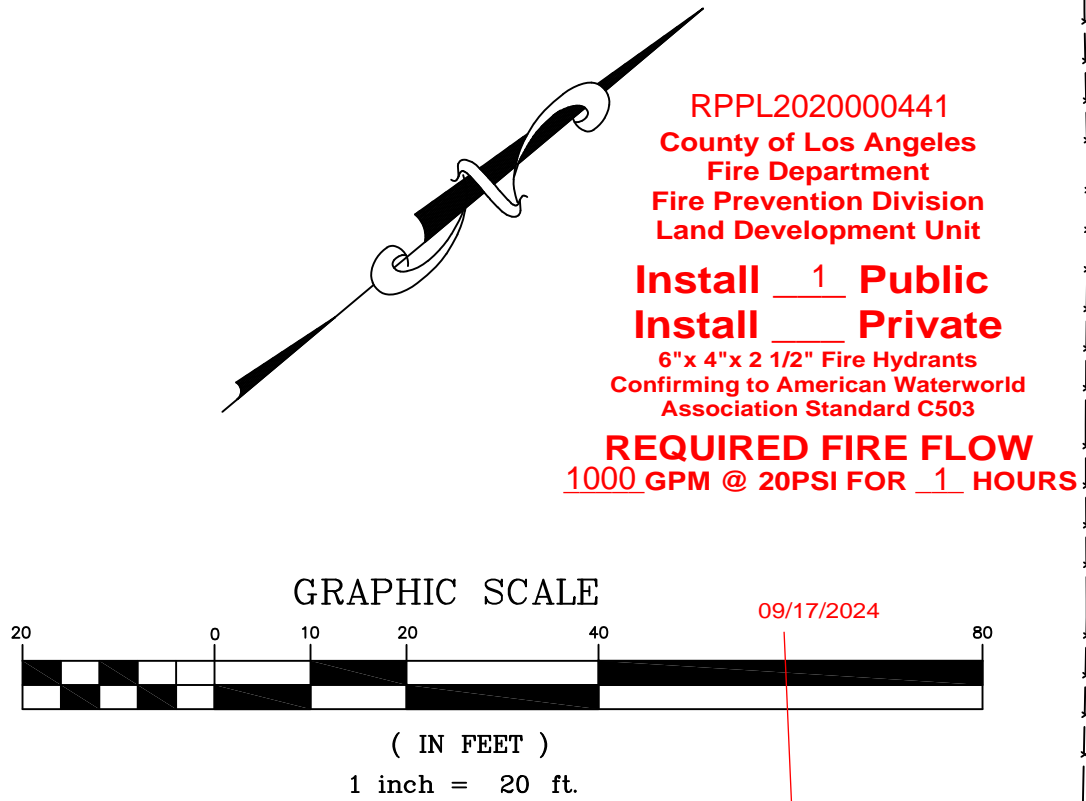
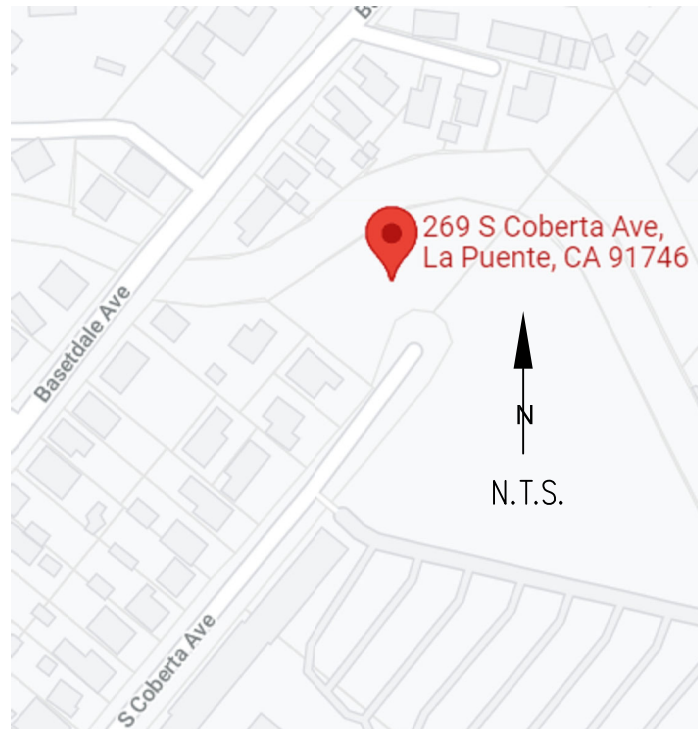
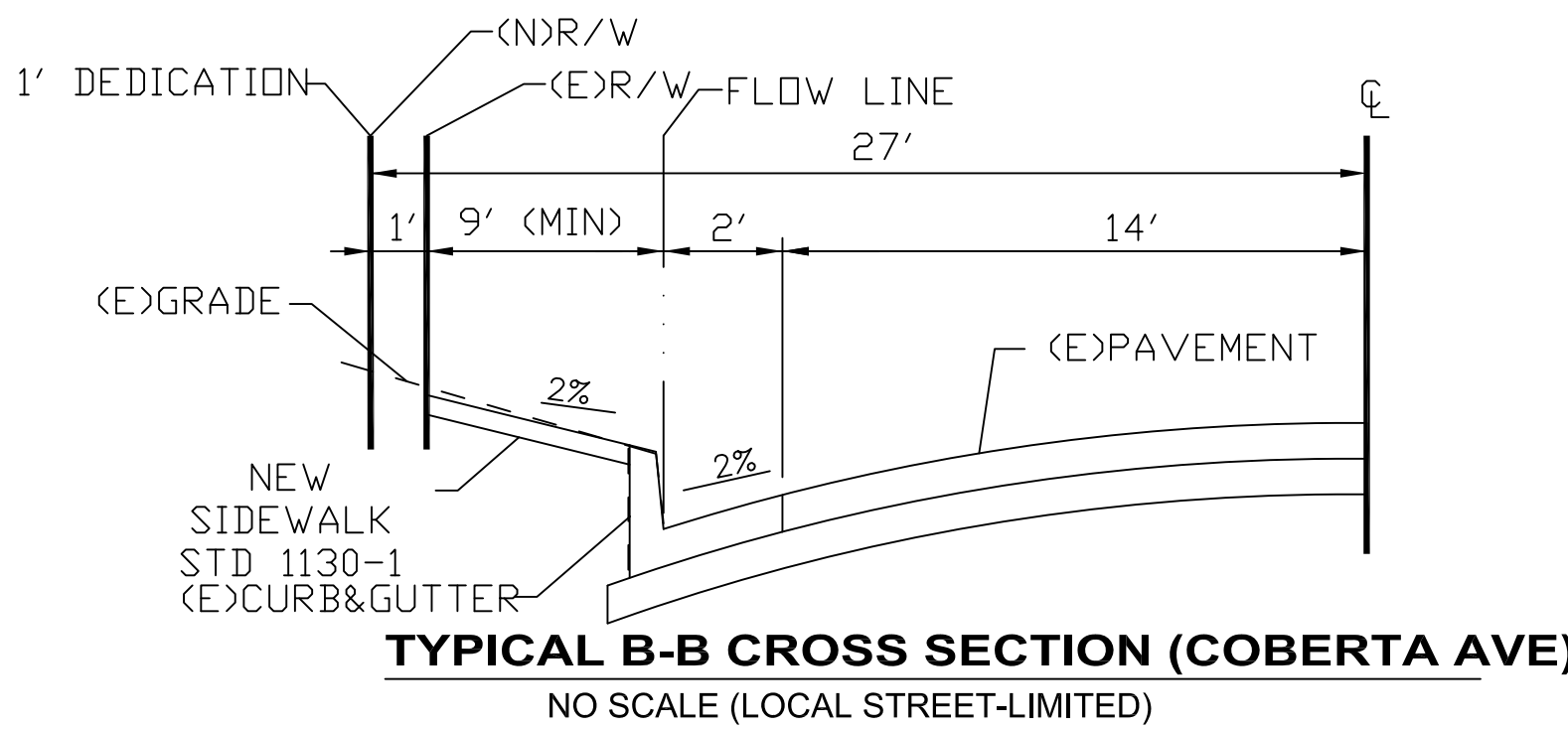
ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

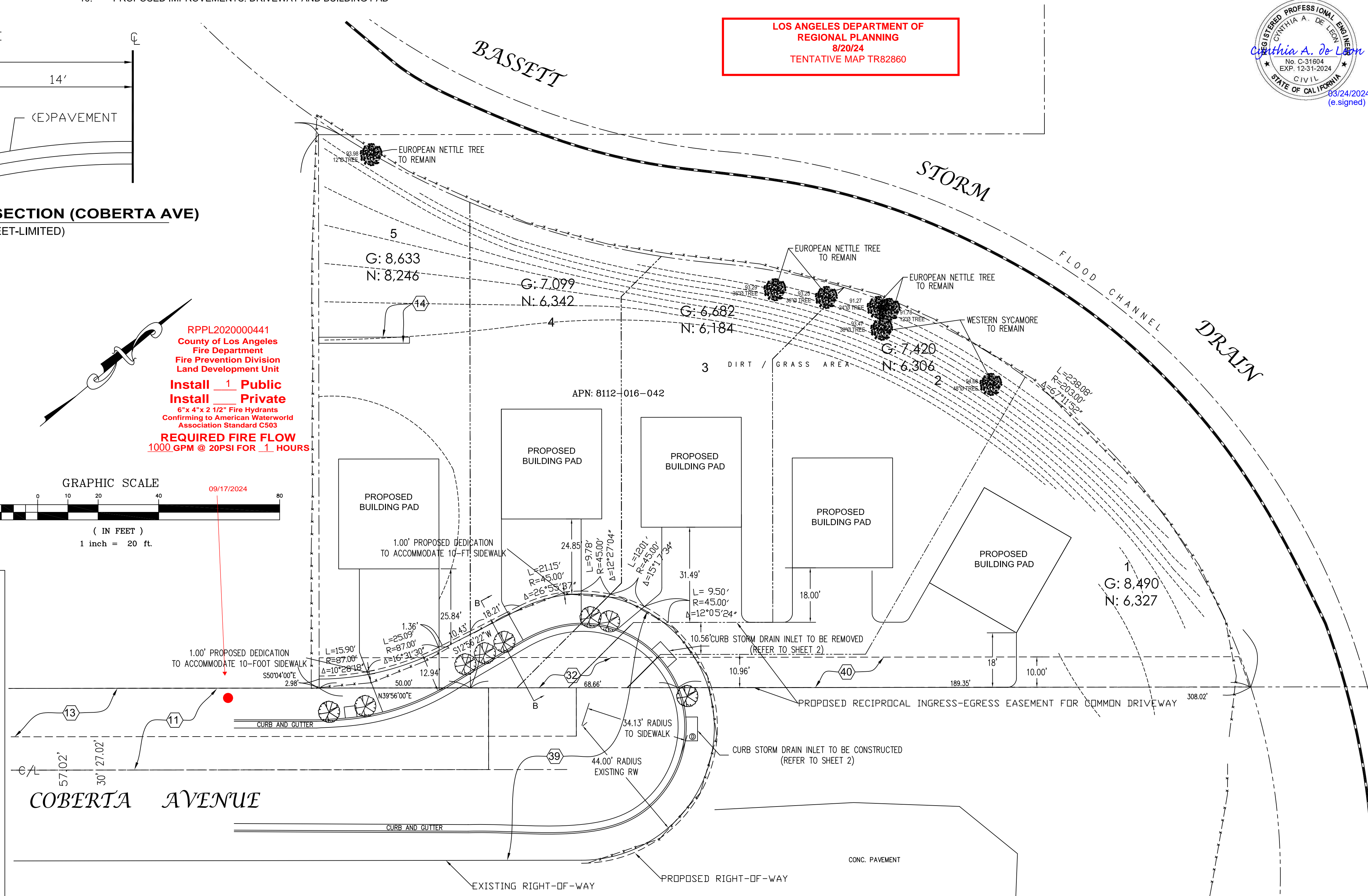
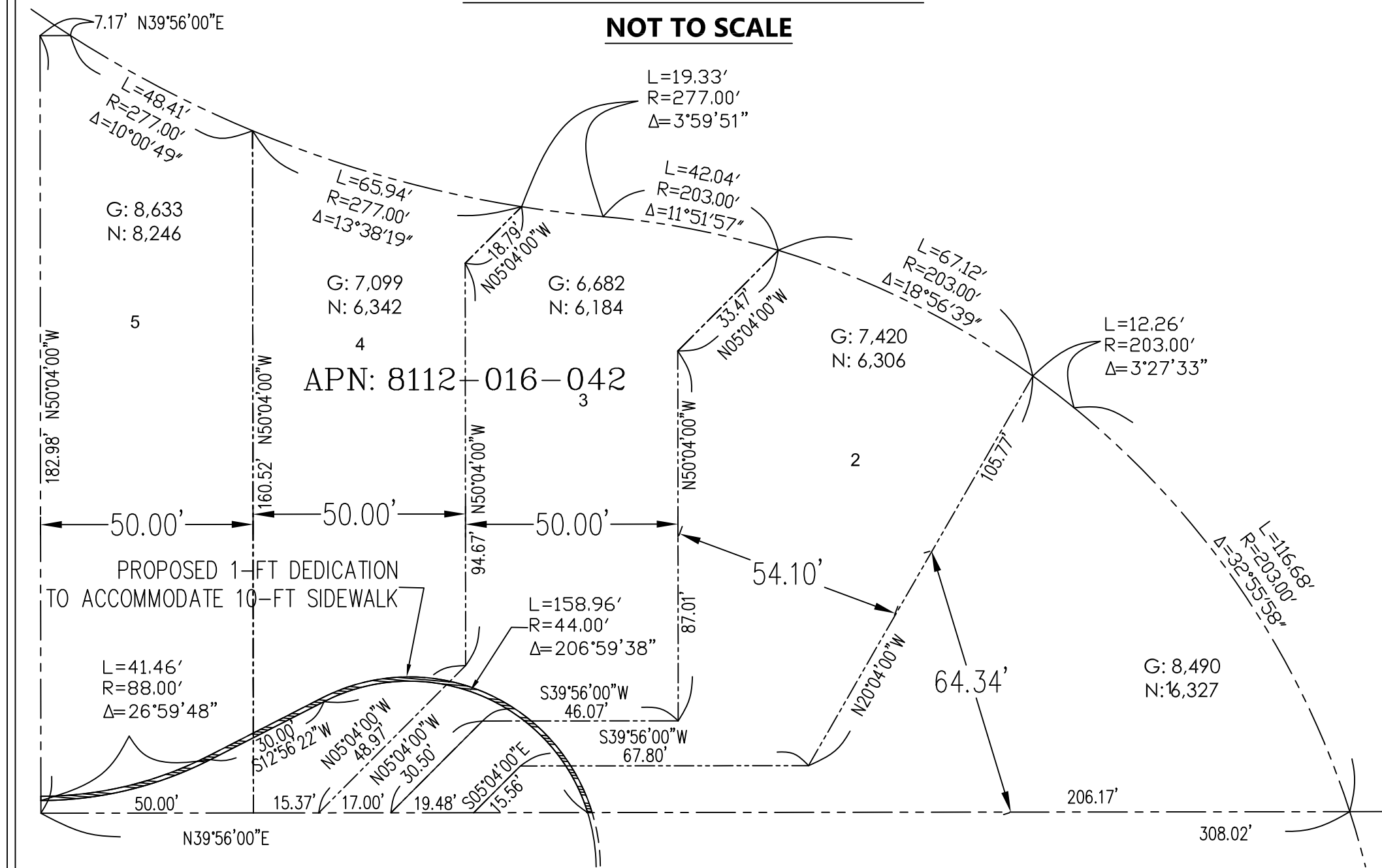
LEGEND:

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

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



PROPERTY LINE DIMENSION DETAIL
NOT TO SCALE



LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- PP POWER POLE
POWER POLE ANCHOR
8"Ø TREES
① STORM DRAIN MANHOLE

CONSTRUCTION NOTE

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

LEGEND:

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

- FL FLOW LINE
FF FINISH FLOOR
FS FINISH SURFACE
INV INVERT
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
R-R RIDGE LINE
(N)4" PVC DRAIN PIPE
(N)RETAINING WALL
FLOW LINE AND DIRECTION
- PP POWER POLE
(N)SPOT ELEVATION
(E)SPOT ELEVATION
(X) FENCE LINE
(N)CONTOUR LINE
(E)CONTOUR LINE
PROPERTY LINE
CENTER LINE
(N)HOUSE
SPREADER OUTLET

SUBDIVIDER/APPLICANT:

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

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

BENCHMARK INFORMATION:

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

DESCRIPTION:

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

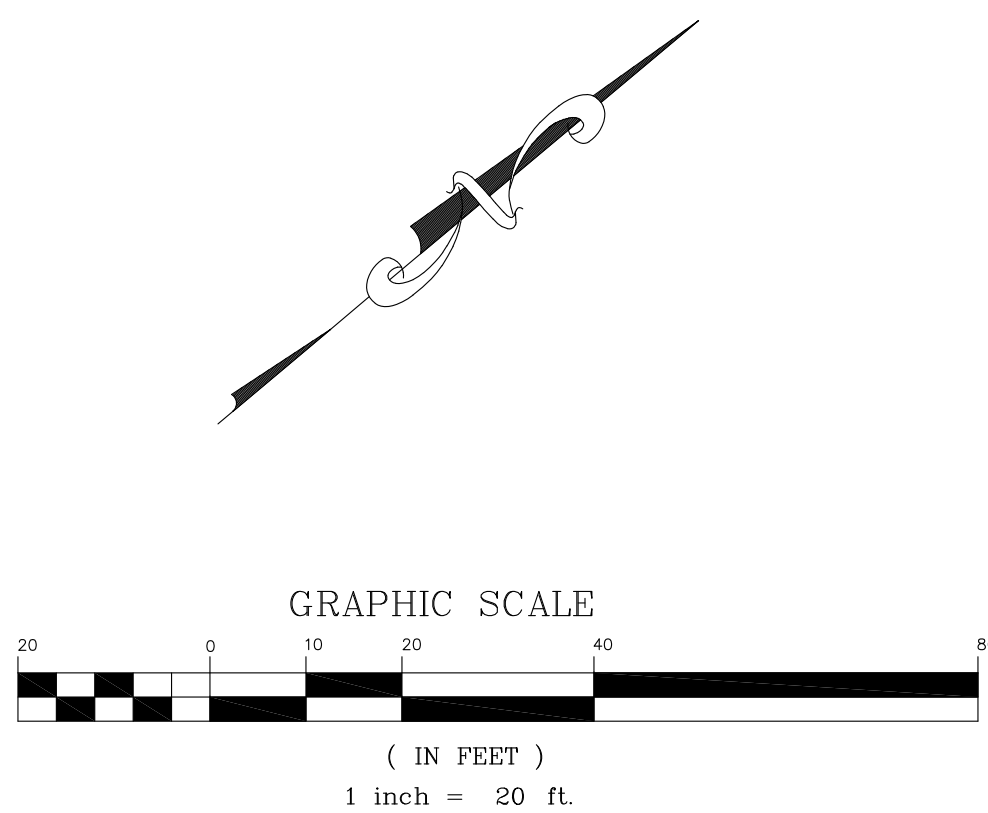
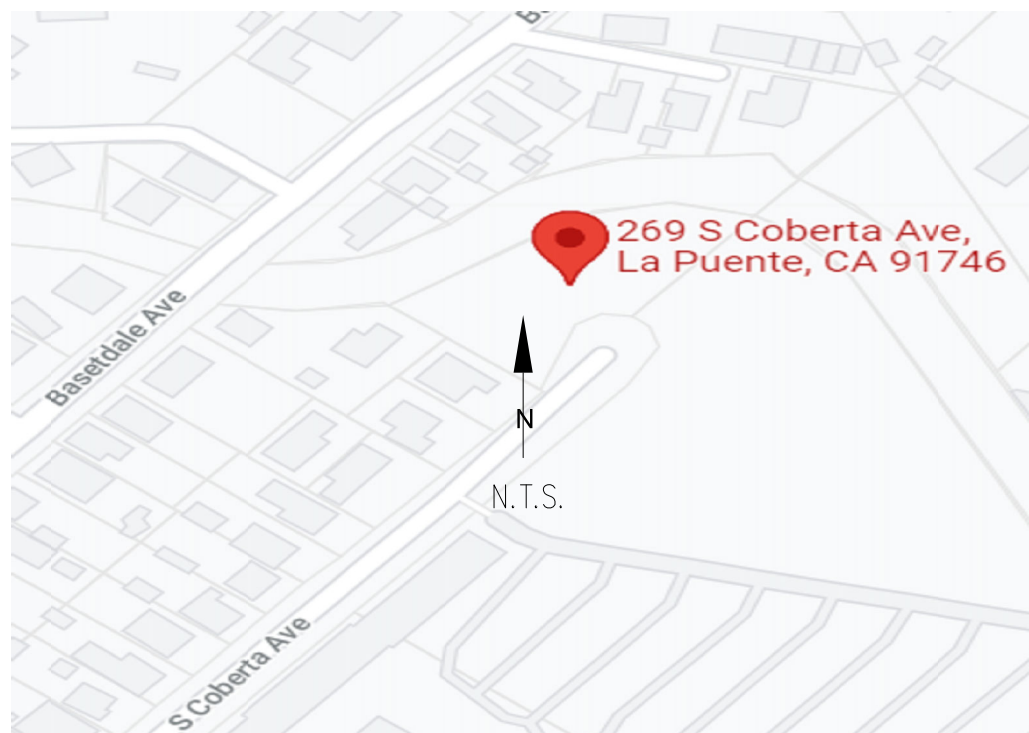
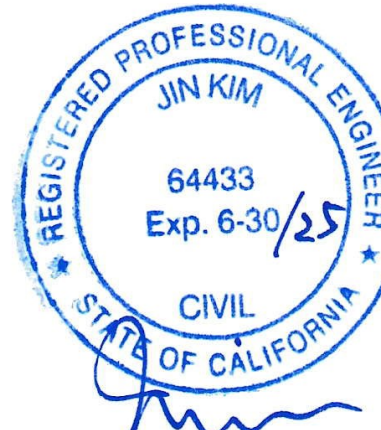
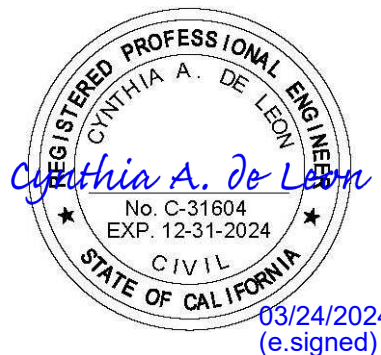
ELEVATION = 295.591 FT

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

SURVEYOR'S INFORMATION:

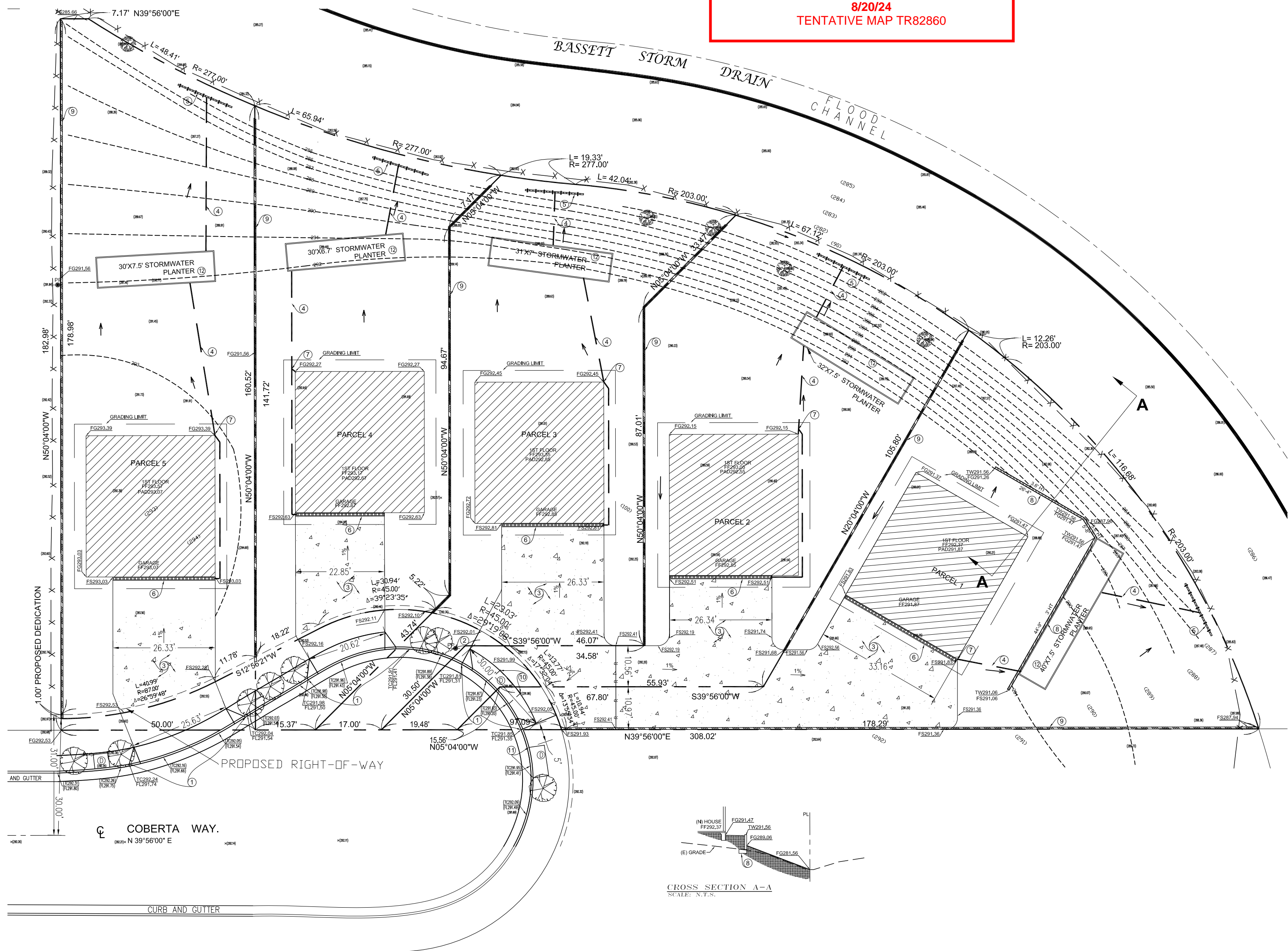
CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE
BUENA PARK, CA



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING		
CUT	35	CUBIC YARDS
FILL	925	CUBIC YARDS
IMPORT	890	CUBIC YARDS
OVER EXCAVATION AND BACK FILL	920	CUBIC YARDS

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



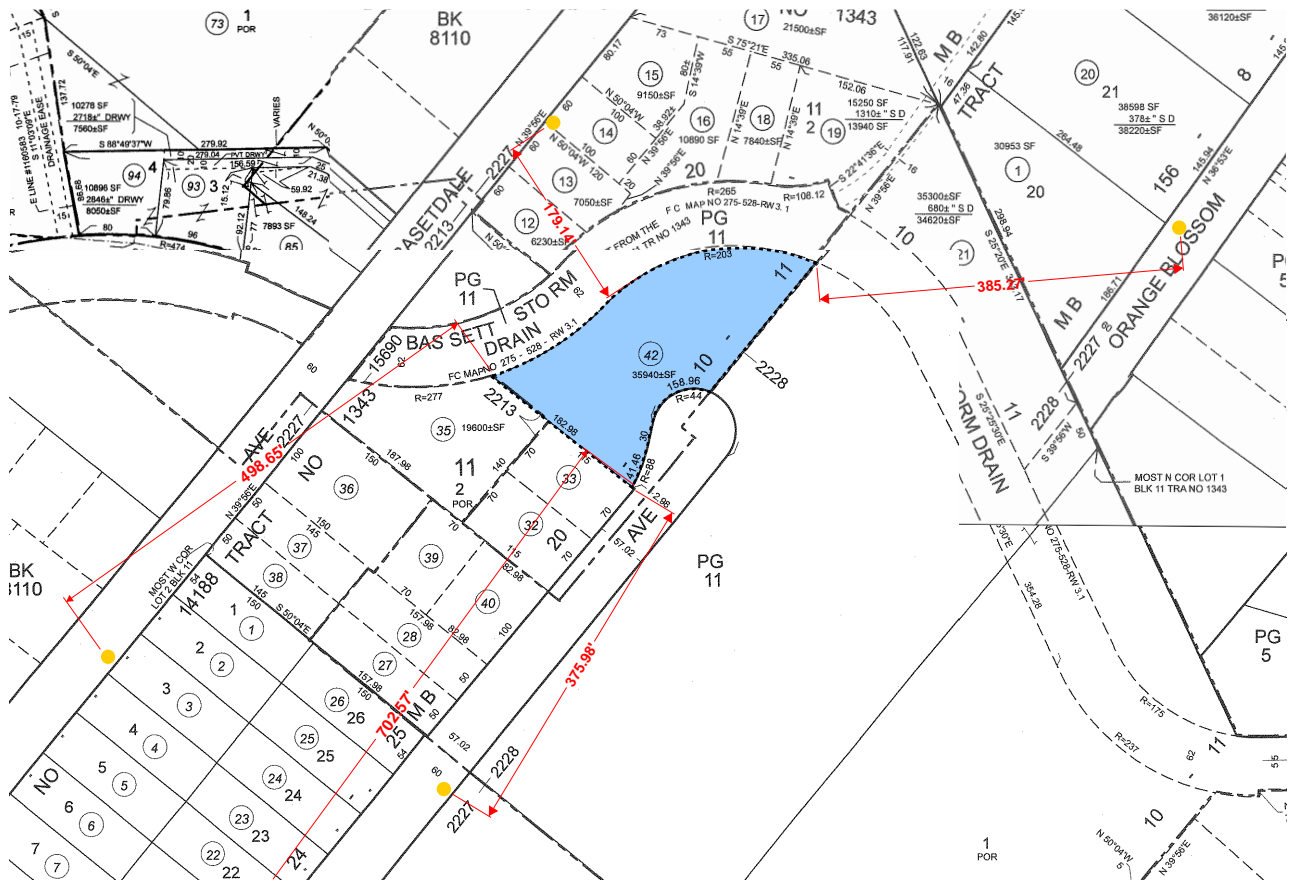
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CONSTRUCTION NOTE

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

LEGEND

- WATER METER
- SEWER CLANDUT
- (W) EXISTING WATER LATERAL
- (S) EXISTING SEWER LATERAL
- W NEW WATER LATERAL
- S NEW SEWER LATERAL



EXISTING FIRE HYDRANT LOCATIONS

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

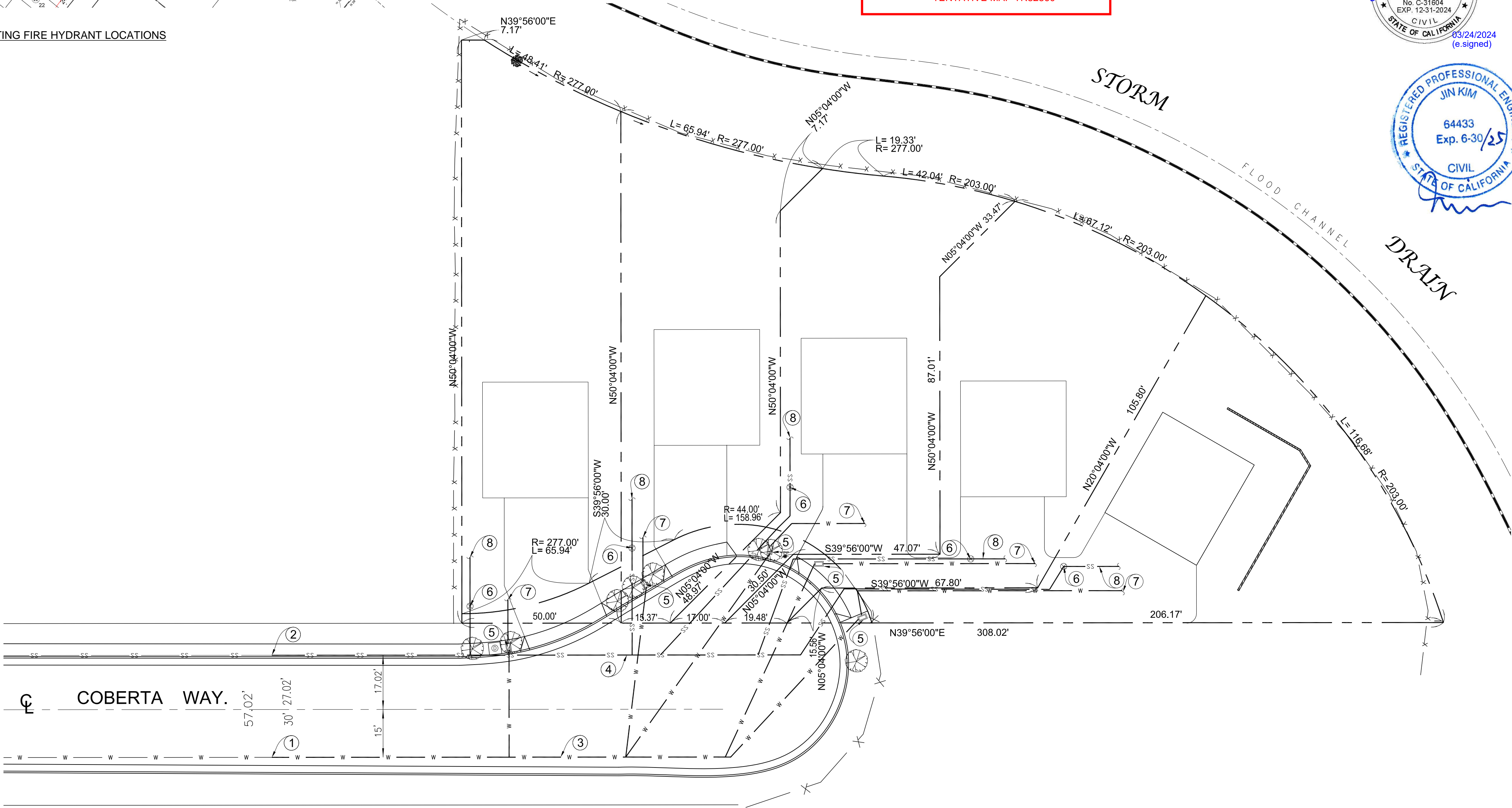
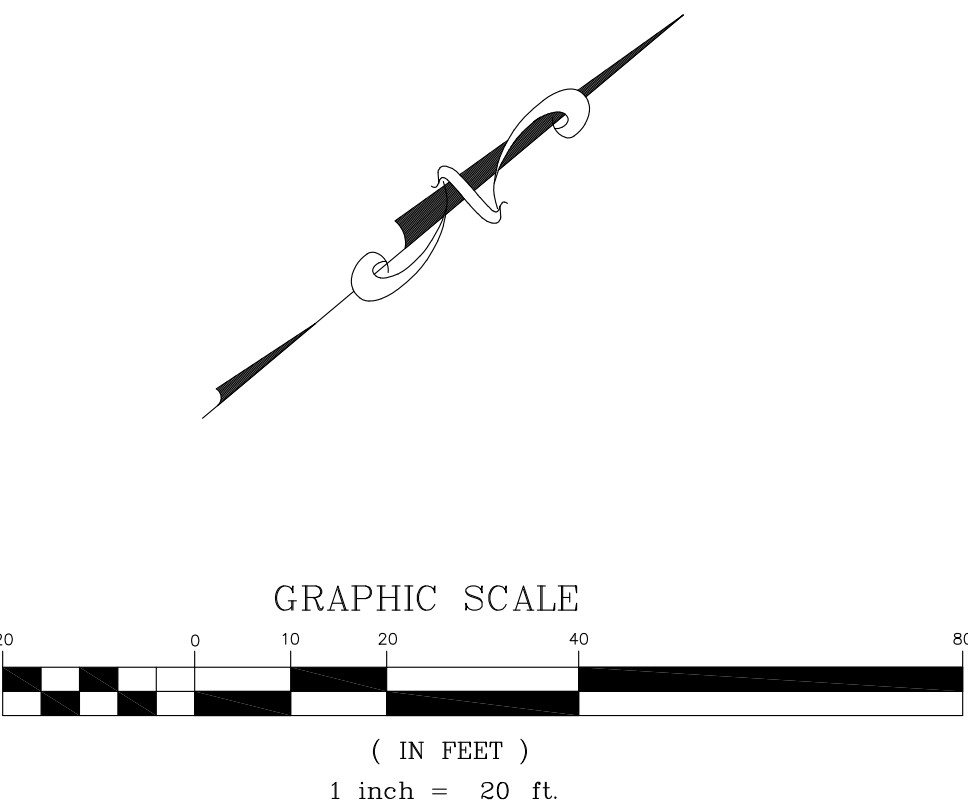
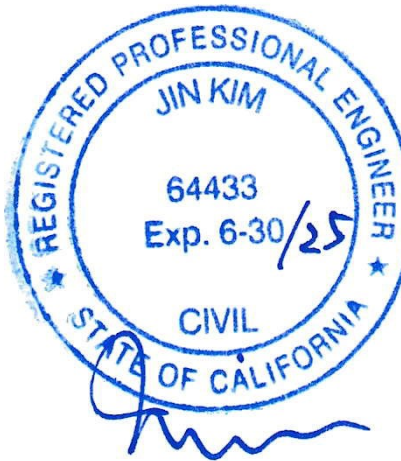
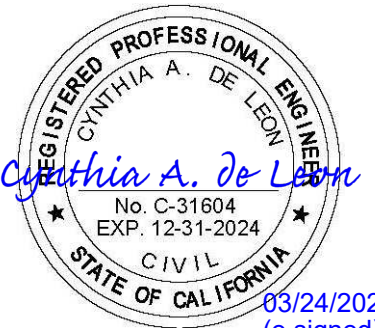
ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

SURVEYOR'S INFORMATION:

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

8061 SAN MATEO CIRCLE
BUENA PARK, CA



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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



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

DRP Map Date: **01/28/2020**
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **09/13/2022**

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

Total Units **5** = Proposed Units **5** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

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

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

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

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

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

The park obligation for this development will be met by:

The payment of \$20,494 in lieu fees.

Trails:

No Trails

Comments:

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

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,
California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

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

DRP Map Date: **01/28/2020**
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **09/13/2022**

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

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

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

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

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 **5** = Proposed Units **5** + Exempt Units **0**

Park Planning Area = **7**

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

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

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

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.06	0.00	0.06	\$317,730	\$20,494



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

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

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

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov/eh/



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Fifth District

September 28, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

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

SUBJECT: TENTATIVE MAP - TRACT
CASE: RPPL2020000441
269 SOUTH COBERTA AVENUE LA PUENTE CA 91746

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

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

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

Joshua Huntington
September 28, 2022
Page 2 of 2

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

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

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