

**PROJECT NUMBER**

PRJ2024-001034

IST MEETING DATEJanuary 23, 2025, if
necessary**REQUESTED ENTITLEMENTS**

Parcel Map No. 84343 (RPPL2024001529)

SUBDIVISION COMMITTEE REPORT

OWNER/APPLICANT

Tanforan Partners LLC

MAP/EXHIBIT DATE:

September 4, 2024

REPORT DATE:

January 16, 2025

PROJECT OVERVIEW

Tentative Parcel Map for a reversion to acreage of TR52047. The subdivision will merge 40 lots (39 residential lots & 1 open space lot) into one single residential lot. No development or grading is proposed. The existing streets will be vacated.

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

Walnut Islands

ACCESS

Mesquite Lane

ASSESSORS PARCEL NUMBER(S)8710-035-001 thru 27 and 8710-034-001 thru
13**SITE AREA**

51.67 Gross Acres

GENERAL PLAN / LOCAL PLAN

General Plan

PLANNING AREAEast San Gabriel Valley
Area**SUP DISTRICT**

1

LAND USE DESIGNATIONH2 (Residential – 2 Dwelling Units Per Net
Acre)**ZONE**A-1-40000 (Light Agricultural – 40,000 Square Feet
Minimum Lot Area)**PROPOSED UNITS
OR LOTS**

1

**MAX
DENSITY/UNITS**Reversion to
Acreage**CSD**

None

ENVIRONMENTAL DETERMINATION (CEQA)

Common Sense Exemption (CEQA Guidelines Section 15061(b)(3))

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Hold	Jose Cruz (626) 458-4921 jocruz@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323) 890-4125 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

TR52047, RPPL2023004406 (Pre-Application Counseling)

LA COUNTY PLANNING COMMENTS AND HOLDS

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

☒ Deemed Complete, Date: 04/18/24

☐ Deemed Incomplete, Date:

Environmental Determination:

Cleared ☒ Hold ☐

General Plan

Cleared ☒ Hold ☐

Tentative Parcel Map

Cleared ☒ Hold ☐

Administrative/Other

Cleared ☐ Hold ☒

1. Revise the Financial Responsibility form and re-submit, see marked-up document.
-

RESUBMITTAL INSTRUCTIONS

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

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

All corrections and comments from the Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that

address the Subdivision Committee's comments by **March 16, 2025** (60 Days), or your application may be denied due to inactivity.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 1/1
TENTATIVE MAP DATED 12/18/2024

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

1. An approved engineering geologic/geotechnical report is required. Please see attached Geologic review sheet (comment No. G1, G2, and S1-S4) for requirements. The engineering geologic/geotechnical report shall be submitted directly to Public Works through EPIC-LA under “Engineering Studies: Geotechnical Report” and a review fee is also required. A tentative map revision may be required after the approval of the geologic/geotechnical report if the report does not match the tentative map.
2. A revised tentative map is required to show the following additional items:
 - a. As previously requested, note the grading and drainage easement on the south westerly portion of the map as to remain.
 - b. Please see attached road review sheet (comment No.1) for requirements.

Prepared by Jose Cruz
PM84343L_Rev2_RPPL2024001529
N/A

Phone (626) 458-4921

Date 1/14/2025

A handwritten signature in black ink, appearing to be 'JC' or 'JSC', written over the printed name 'Jose Cruz'.

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

1. Per the recorded final map TR 52047, there are existing private easements for Sage Brush Lane. Provide easement description and disposition.

Prepared by Kevin Godoy *KG*
pm84343r-rev

Phone (626) 458-4921

Date 01-13-2025

Tentative Tract Map	84343	Tentative Map Dated	12/18/2024	Parent Tract	52047
Grading By Subdivider? [N]	---	Location	Covina		
Geologist	---	Subdivider	Tanforan Partners LLC.		
Soils Engineer	---	Engineer/Arch.	Hunsaker & Associates		

Review of:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

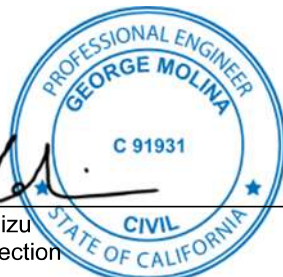
References: **Geotechnical reports for tract 52047:** G₃ SoilWorks: 6/18/17, 4/27/17, 6/2/15, 1/12/15; Neblett & Associates: 3/13/09, 11/13/08, 6/17/08, 5/24/07, 1/11/07, 3/22/02, 1/21/02


TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

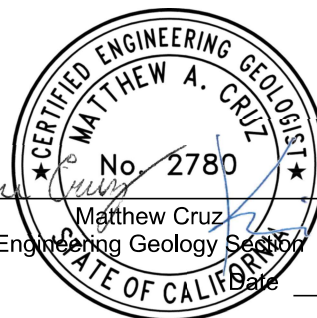
- G1. Based on a review of documents pertaining to parent tract 52047, several landslides have been mapped on the subject property. Please provide an engineering geologic report that evaluates the site and addresses these geotechnical hazards. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>. If necessary, demarcate Restricted Use Areas.
- G2. The geotechnical consultant(s) must review and reference all prior reports for tract 52047 prepared for the property and make a statement agreeing with the previous data, findings, and conclusions, or provide appropriate modifications substantiated with data and analyses. The above referenced reports are available in County files.
- S1. Provide an geotechnical report that addressed and evaluates the site and the proposed development. The report 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 on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S2. Show the following on the geotechnical map:
- Existing and proposed grades.
 - Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - Location of "Restricted Use Areas", if applicable.
- S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S4. Please submit documents in response to this review to the EPIC-LA plan case: RPPL2024001529 using the EPIC-LA system at the following URL: <https://epicla.lacounty.gov/SelfService/#/home>. Contact GMED at GMEDSubmittals@dpw.lacounty.gov or call (626) 458-4925 if documents cannot be uploaded to the plan case.

Prepared by


Hailley Ndubizu
Geotechnical Section




Matthew Cruz
Engineering Geology Section



Date 01/08/2025

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.
84343, Covina, 2025-01-08, TM-3-NA.docx



LAND DEVELOPMENT DIVISION – SUBDIVISION

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PARCEL MAP NO. 84343

TENTATIVE MAP DATED 12/18/2024

- 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

Phone (626) 458-4921

Date 1/14/2025

PM84343L_Rev2_RPPL2024001529
N/A

A handwritten signature in black ink, appearing to be 'JC' or 'Jose Cruz', written over the printed name.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 1/2
TENTATIVE MAP DATED 12/18/2024

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

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



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84343

Page 2/2
TENTATIVE MAP DATED 12/18/2024

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

Prepared by Jose Cruz
PM84343L_Rev2_RPPL2024001529
N/A

Phone (626) 458-4921

Date 1/14/2025

A handwritten signature in black ink, appearing to be 'JSA'.



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

PARCEL NO.: 084343

TENTATIVE MAP DATE: 12/18/2024

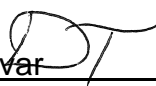
HYDROLOGY UNIT CONDITIONS OF APPROVAL

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

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

Review by:  Date: 12/23/2024 Phone: (626) 458-4921
Alex Mikhailpoor

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

Name Dennis Tovar  Date 01/08/2025 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 84343\GP\RPPL2024001529 - TPM\2024-12-18 3RD
SUBMITTAL\Response\pm084343g-rev2.pdf



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 84343

TENTATIVE MAP DATED 12-18-2024

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

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

Prepared by ^{P.R.}Pedro Romero
pm 84343 county sewer conditions v3

Phone (626) 458-4957

Date 01-07-2025

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

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TENTATIVE MAP DATED 12-18-2024

The reversion of acreage has been cleared without conditions.

Prepared by Kevin Godoy 
pm84343w-rev

Phone (626) 458-4921

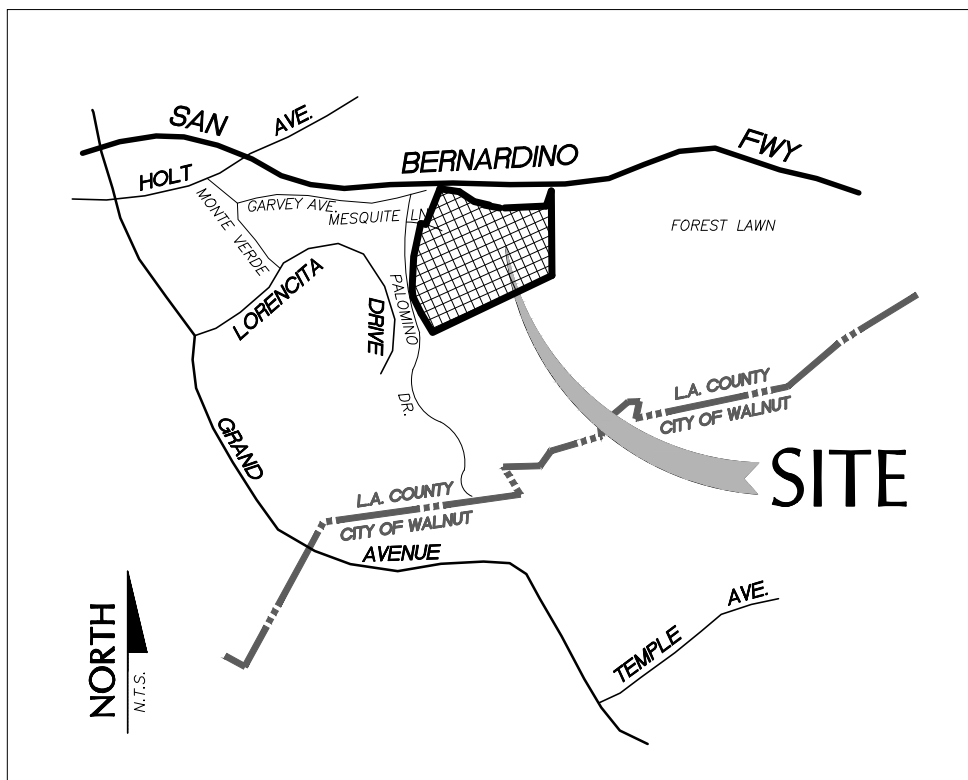
Date 01-07-2025

A REVERSION TO ACREAGE OF
TENTATIVE PARCEL MAP NO. 84343

LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A PORTION OF LOT 2 OF SHOUSE AND CHAPMAN TRACT, AS PER MAP RECORDED IN BOOK 2, PAGES 5 AND 6
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP



DATUM STATEMENT:

COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 5, 1983 NAD (1995.50 EPOCH).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99995800. (PROJECT SPECIFIC COMBINATION FACTOR)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°37'16"W OF THE LINE BETWEEN CORPS "CLAR CLAREMONT CORPS GRM" AND "LONG LONDON YARD CORPS GRM", AS SHOWN ON THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983 (1995.50 EPOCH) AND AS SHOWN ON TRACT NO. 52047, M.B. 1399/46-58.

BENCHMARK STATEMENT:

LOS ANGELES COUNTY BENCHMARK NO. G 3388
ELEV: 681.941 (1995 ADJUSTMENT - COVINA QUAD)
DATUM: NAVD 88

DESCRIPTION:
ROAD DEPT. BENCHMARK TAG IN EAST CURB GRAND AVE. 42.7' EAST OF CENTERLINE AND 29.5' NORTH OF CENTERLINE PROD CAMERON AVE. (FROM THE WEST).

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06037C1725F, EFFECTIVE DATE SEPTEMBER 26, 2008.

NOTES

- EXISTING LAND USE: VACANT UNDEVELOPED.
- PROPOSED LAND USE: VACANT UNDEVELOPED.
- EXISTING ZONING: A-1-40,000 (2003).
- SANITARY SEWER SERVICE BY LOS ANGELES COUNTY.
- GENERAL PLAN: RESIDENTIAL 2 (H2).
- ZONE DISTRICT: COVINA HIGHLANDS.
- DOMESTIC WATER SERVICE BY VALENCIA HEIGHTS WATER CO.
- A FINAL TRACT MAP TO BE PROCESSED THROUGH THE DIRECTOR OF PUBLIC WORKS PRIOR TO FILING WITH COUNTY RECORDER.
- PROPOSED MAP REVERSION IS TO REVERT 39 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOT BACK TO 1 SINGLE LOT.
- APN: 8710-035-001 THRU 027 AND 8710-034-001 THRU 013
- ADDRESS: 20598 MESQUITE LANE, COVINA, CA 91724

LAND USE TABLE

LOT NUMBER	LAND USE	AREA
1	OPEN SPACE	518 AC±
TOTAL		518 AC±

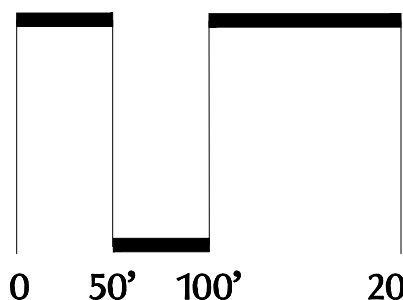
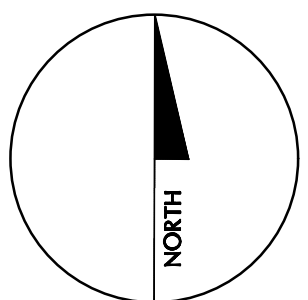
EASEMENT NOTES:

- EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED BY SEPARATE DOCUMENT AS SHOWN ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES TO BE RESERVED BY SEPARATE DOCUMENT AS SHOWN ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- EASEMENT TO KAUFMAN & BROAD - COASTAL VALLEYS, INC., FOR FLOOD CONTROL, COVERED STORM DRAINS AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES, RECORDED FEBRUARY 27, 1996 AS DOCUMENT NO. 96-311541, O.R., RECORDS OF THE COUNTY OF LOS ANGELES. (REMAINS)
- EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES AS DEDICATED ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- EASEMENT TO THE COUNTY OF LOS ANGELES FOR HIKING, BIKING AND EQUESTRIAN TRAIL PURPOSES, RECORDED MAY 24, 2017 AS DOCUMENT NO. 20170574094, O.R., RECORDS OF THE COUNTY OF LOS ANGELES. (TO BE REMOVED).
- EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES AS DEDICATED ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURE, AND INGRESS AND EGRESS PURPOSES AS DEDICATED ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR PUBLIC USE THE PRIVATE AND FUTURE STREETS AS DEDICATED ON TRACT NO. 52047, M.B. 1399/45-58. (TO BE REMOVED).
- NON-EXCLUSIVE EASEMENT OF BRIDLEWOOD SOUTH HILLS, INC., A CALIFORNIA CORPORATION, FOR INGRESS, EGRESS, ROAD AND UTILITY PURPOSES, RECORDED FEBRUARY 16, 1996 AS DOCUMENT NO. 96-273010, O.R., RECORDS OF THE COUNTY OF LOS ANGELES. (REMAINS)

NOTE:

EASEMENTS TO BE REMOVED AT TIME OF RECORDING THE FINAL MAP.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW FIVE ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS

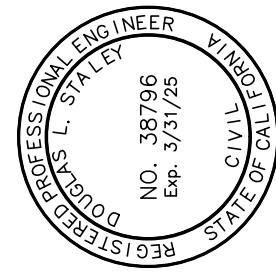


SCALE	1"= 100'
DATE	10/10/24
W.O.	4084-4
GROSS AREA	518 AC±
CONTOUR INTERVAL	1 FOOT
TOTAL LOTS	1

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
12/18/24
TENTATIVE MAP PM84343

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

PREPARED FOR:
Tanforan Partners LLC
8563 Higueria Street
Culver City, CA 90232



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
INCORPORATED
11000 WILSON AVENUE, SUITE 200
LOS ANGELES, CA 90024
UNDER THE SUPERVISION OF:
Douglas L. Staley
DOUGLAS L. STALEY, P.E., R.C.E. 38796

TENTATIVE PARCEL MAP NO. 84343
APN: 8710-034-01 THRU 13 AND 8710-035-01 THRU 27

SHEET **1**
OF **1**



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



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

DRP Map Date: **12/18/2024** SCM Date:
CSD:

Report Date: **01/06/2025**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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

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

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

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

Trails:

Comments:

Reversion to acreage

Trails: We approve the removal of two trail alignments, shown as note E on revised Tentative Map PM84343 date-stamped by Regional Planning on 3-19-2024

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*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



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

DRP Map Date: **12/18/2024** SCM Date:
CSD:

Report Date: **01/06/2025**
Map Type: **Tentative Map - Parcel**

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

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

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

Total Units = Proposed Units + Exempt Units

Park Planning Area = **14**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.42	0.0030	0	0.00
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.71	0.0030	0	0.00
Mobile Units	4.42	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$336,082	\$0

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

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$336,082	\$0



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Director

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

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Chief Deputy Director

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January 08, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

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

**SUBJECT: TENTATIVE MAP – PARCEL
CASE: RPPL2024001529
PROJECT: PM84343
APN: 8710-035-001**

Thank you for the opportunity to review the application for tentative map-parcel request for the subject property. The applicant requests for a map reversion for existing Tract 52047 with 39 residential lots and one open space lot. The prepared tentative parcel map 84343 to convert existing subdivision of 40 lots back to a single lot.

Public Health recommends clearance of the aforementioned project. This lot will remain vacant and no new development is proposed. If future development will be proposed, a review will be required.

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

January 08, 2025

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 clearance:

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_APN-8710-035-001_RPPL2024001529_01.08.2025