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November 12, 2014

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 4
09/23/14

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#13 OF NOVEMBER 12, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER R2013-00317-(4)
VESTING TENTATIVE TRACT MAP NUMBER 072216-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision, which proposes to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots, and one private street lot on 13.86 gross acres, located on First Avenue and Candlelight Drive, in the unincorporated community of East La Mirada. At the conclusion of the hearing, you indicated an intent to approve the subdivision, and instructed our office to prepare findings and conditions for your consideration.

Enclosed are findings and conditions for your consideration.

Very truly yours,
MARK J. SALADINO
County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel

APPROVED AND RELEASED:

Thomas J. Faughnan
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:vn

Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors
Richard J. Bruckner, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER R2013-00317-(4)
VESTING TENTATIVE TRACT MAP NUMBER 072216-(4)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on September 23, 2014, in the matter of Project No. R2013-00317-(4) which included Vesting Tentative Tract Map No. 072216-(4) ("Vesting Map") and Zone Change No. 2013-00002-(4) ("Zone Change"). The Vesting Map and Zone Change were heard concurrently with Conditional Use Permit No. 2013-00021-(4) ("CUP") and Parking Permit No. 2013-00009-(4) ("Parking Permit") (collectively CUP and Parking Permit, "Project Permits"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Zone Change, and Project Permits (collectively the "Project") on July 30, 2014.
2. The subdivider, Brookfield Homes ("Subdivider"), requests the Vesting Map to subdivide two lots located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada in the Southeast Whittier Zoned District ("Project Site") into 17 multi-family lots with 91 detached residential condominium units, seven private open space lots, and one private street lot.
3. The Zone Change is a related requested to change the Project Site's zoning from Zone A-1-7000 (Light Agricultural-7,000 Square Feet Minimum Lot Size) to Zone RPD-8.3-DP (Residential Planned Development-8.3 Dwelling Units Per Acre-Development Program). The -DP overlay zone will ensure the development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
4. The CUP is a related request to authorize development within the RPD and DP zones, pursuant to the Los Angeles County Code ("County Code") sections 22.20.460, 22.40.070, and 22.56.040.
5. The Parking Permit is a related request to authorize parking stalls at the Project Site with widths of eight feet within the internal streets and driveways, a width less than what is typically required.
6. Approval of the Vesting Map and Project Permits will not become effective unless and until the Board has adopted the Zone Change, and it has become effective.
7. The Project Site is 13.86 gross (10.99 net) acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat to sloping topography and is developed with an athletic field and a parking lot.
8. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned A-1-7,000.

9. The Project Site is located within the P (Public Facilities) land use category of the Countywide General Plan ("General Plan") Land Use Policy Map.
10. Surrounding zoning within a 500-foot radius from the Project Site includes:
 - North: A-1-7,000;
 - South: R-A-6,200 (Residential-Agricultural-6,200 Square Foot Minimum Required Lot Area);
 - East: R-A-6,200; and
 - West: R-A-6,000 (Residential-Agricultural-6,000 Square Foot Minimum Required Lot Area).
11. Surrounding land uses within a 500-foot radius from the Project Site include:
 - North: A 23-acre chiropractic college campus;
 - South: Single-family residences;
 - East: Single-family residences and a middle school; and
 - West: Single-family residences.
12. The 13.86-acre Project Site was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences—SCUHS). On December 27, 2011, the Department of Regional Planning ("Regional Planning") approved a Lot Line Adjustment (LLA – No. 2011-00020-4) between SCUHS and the Subdivider, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the Project Site to be re-developed.
13. The site plan for the Project depicts a residential condominium development of 91 detached dwelling units dispersed throughout the "L"-shaped Project Site on a total of 17 multi-family lots. The dwelling units are generally located in a "six-pack" configuration on one multi-family lot and arranged around a common driveway for both vehicle (garage) and pedestrian (front door) access.
14. The Project Site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary vehicular access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the Project Site. This main entry, "A" Court, is the only vehicular entry into the development. "A" Court is un-gated and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 46 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain five-foot-wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. In addition to the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the

Project Site; and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

15. A total of 256 parking spaces will be provided on-site. These consist of 182 covered spaces in garage structures and 71 uncovered, parallel street parking spaces. The parallel parking spaces will be provided along the private streets to accommodate guests. Each dwelling unit will contain an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One disabled parking space will be located on "B" Court in front of the community park. There will be no parking lots or other parking facilities located on-site.
16. The Project will contain recreational and other amenities. The primary amenity of the development, a 0.56-acre community park, will be located immediately east of "A" Court. The community park will be divided in two portions. The northern portion will be for subdivision residents and guests and the southern portion will be for the public. The north portion will contain a pool, courtyard, an event room, and a barbecue area. The southern portion will contain a shaded grass area with several benches. The community park will be visible from the nearby public street and will be directly accessed by the public without entering the development. Other development features will include a community garden located along "C" Court in the northwesterly area of the Project Site, and a tot lot (small children's playground) located at the far easterly terminus of "B" Court.
17. Along Candlelight Drive, dwelling units will be oriented such that the front of these units will face the street, with their pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units will be located at the back of the unit and will not be visible from Candlelight Drive. Along First Avenue, where there is a sizeable elevation difference (approximately 10-12 feet) from the street to the Project Site, dwelling units will be oriented with their fronts facing away from the street, with a retaining wall and fence separating their back yards from a landscaped slope that runs along the First Avenue sidewalk. The dwelling units will range in size from three to five bedrooms (2,250 to 3,750 square feet); all will be two stories in height, reaching a maximum height of approximately 30 feet. The dwelling units will be dispersed throughout the Project Site in an even distribution of "Farmhouse," "Craftsman," and "Spanish" architectural styles.
18. Due to changes in site elevation on the Project Site, several retaining walls and combination block-retaining walls will be located along the perimeter of the Project Site, mainly along the northern border adjacent to the chiropractic college, along First Avenue. Combination block and retaining walls will vary from one to eight feet in height, with the highest walls to be located in the north (within the dwelling unit rear yards) next to the chiropractic college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side, and rear yards between the dwelling units. No front yard wall or fence will rise higher than 42 inches, with side and rear yard walls/fences not to exceed a maximum of six feet.

19. The Project will provide a total of 3.41 acres of open space, or approximately 31 percent of the net acreage of the Project Site. The open space will be provided according to the following:

Open Space Format	Acres	Description
Separate Homeowners Association-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	Four- to seven-foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31 percent of net project area

20. A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on-site (no import or export of dirt).
21. Prior to the Commission's public hearing in 2012, the Subdivider met with the community to explain the Project and obtain feedback from neighborhood residents. Also in 2012, the Subdivider consulted with Regional Planning staff and attended a one-stop meeting to discuss the conceptual Project and its design. This consultation resulted in several changes to the Project design. Significant among these changes included:
- A. Changing the gated street entryway into the development to ungated.
 - B. Adding recreational amenities, including a one-half acre community park, of which a portion will be accessible to the public.
 - C. Re-orienting proposed dwelling units along Candlelight Drive, so the front of each of these dwelling units faces the street.
 - D. Including pedestrian access ways into the development at Candlelight Drive and First Avenue that connect to the abutting public sidewalks.
22. The County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health") recommend approval of this Project and recommended conditions of approval, which are all included in the Project's conditions.
23. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and

Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. Prior to the release of the Initial Study and proposed MND for public review, the Subdivider made or agreed to revisions to the Project or to implement mitigation measures that would avoid or mitigate the Project's environmental effects to a level of less than significant. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

24. Prior to the Commission's public hearing, Regional Planning staff received one phone call and one email from different residents with concerns about the Project related to the amount of recreation space in the surrounding community, and the proper posting of the hearing signs. No other correspondence was received from the public regarding the Project.
25. The Commission held a duly-noticed public hearing on the Vesting Map, Zone Change, and Project Permits on July 30, 2014. At the Commission's hearing, Regional Planning staff presented the Project and staff's recommendations. Public testimony was given in support of, and in opposition to, the Project. The Subdivider testified that the Project will exceed the County's parking requirements and will include a community park with a portion open to the public. Additionally, the Subdivider testified that after holding 10 community meetings, it learned that most neighboring residents supported the Project, and that most favored front doors facing Candlelight Drive, curb-separated sidewalks, and detached, rather than attached, homes. With regard to a height concern of the proposed dwellings, the Subdivider also testified that there are two-story homes already existing in the surrounding neighborhood.
26. At the Commission hearing, three people testified in opposition to the Project. They identified concerns relating to, among other things, loss of community open space and recreation area, the Project's density, the height of the dwelling units, and traffic.
27. In response to these concerns, the Subdivider testified during rebuttal that: the Project will supply more than the required open space on the Project Site, some of which will be available to the public for recreation; the proposed dwelling units will be single-family detached homes that will be of similar size to existing surrounding homes; the Subdivider will contribute to the installation of a new traffic signal and the Project will not cause any significant traffic impacts nor create unsafe traffic conditions; and that 10 community meetings were conducted prior to the public hearing.
28. With respect to the height of the proposed two-story residences, Regional Planning staff stated in its presentation that the building height restrictions found in the surrounding community, which is a 35-foot maximum allowing up to three

stories for a dwelling, also applied to the Project. The dwelling units comply with that height limitation and will be limited to two stories.

29. During the July 30, 2014 Commission public hearing, the Commission discussed parking, open space, and privacy issues with respect to window locations.
30. After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMRP, approved the Vesting Map and Project Permits, and recommended adoption of the Zone Change to the Board. Pursuant to section 22.60.230(B)(2) of the County Code, because the Project approvals included the Zone Change, the Vesting Map and Project Permits were called up for review by the Board concurrently with the consideration of the proposed Zone Change.
31. At the Board's September 23, 2014 public hearing on the Project, Regional Planning staff briefly explained the Project and conveyed the Commission's recommendation for approval of the Zone Change and its approval of the Vesting Map and Project Permits. Six individuals testified regarding the Project including a representative of the Subdivider, a representative of the adjacent SCUHS, three neighborhood residents, and a County resident. All but the County resident testified in support of the Project. The County resident did not indicate support for nor opposition to the Project. All three neighborhood residents testified that they believed the Project would increase values of existing neighborhood properties. In addition, the testimony commended the community outreach by the Subdivider, and favored the proposed use as an improvement to the current use.
32. The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Southeast Whittier/East La Mirada community. On June 26, 2014, a total of 213 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Southeast Whittier Zoned District, and to any additional interested parties.
33. The Board finds that the Project is consistent with the General Plan because the proposed land use, density, and design of the Project are consistent with the existing land use designation and are compatible with the surrounding community. The Board also finds that the Project is consistent with the applicable elements and policies of the General Plan because the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreational amenities to benefit the Project and the surrounding community; and is designed in an attractive manner that will enhance the aesthetic character of the area.

34. The Board finds that the Project is consistent with its proposed zoning designation because the proposed designation will allow the necessary building heights, setbacks, parking, landscaping, and other related standards of the Project to be developed in compliance with the Zoning Code.
35. The Board finds that the Subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
36. The Board finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for the Project, and that approval of the Project is conditioned on the Subdivider's compliance with the attached conditions of approval and MMRP, which is adequately designed to ensure compliance with the mitigation measures during Project implementation.
37. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.
38. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
39. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.
40. The site is physically suitable for the type of development being proposed because the property is relatively flat, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of Public Works.
41. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

42. The design of the subdivision and the type of its improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
43. There is no substantial evidence, based on the record as a whole, that the Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.
44. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County green building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
45. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map because the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
46. Pursuant to Article 3.5 of the California Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
47. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.

THEREFORE, THE BOARD:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that on the basis of the whole record before the Board that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment; and certifies that it adopted the MND and MMRP at the close of its public hearing on the Project; and
2. Approves Vesting Tentative Tract Map No. 072216-(4), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER R2013-00317-(4)
VESTING TENTATIVE TRACT MAP NUMBER 072216-(4)**

1. This grant for Vesting Tentative Tract Map No. 072216-(4) ("Vesting Map") authorizes the subdivision of two lots into: 17 multi-family lots with 91 detached residential condominium units; seven private open space lots; and one private street lot.
2. Unless otherwise apparent from context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 10, and until all required monies have been paid pursuant to Condition Nos. 12, and 13. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 7 and 8 shall be effective immediately upon the date of final approval of this grant by the County.
4. Except as modified herein, this grant is subject to the requirements of Title 21 ("Subdivision Ordinance") of the Los Angeles County Code ("County Code").
5. This grant is also subject to the conditions of Conditional Use Permit No. 2013-00021-(4) ("CUP") and Parking Permit No. 2013-00009-(4) ("Parking Permit"), and the Mitigation Monitoring and Reporting Program ("MMRP") prepared in conjunction with the Mitigated Negative Declaration for the project, and a copy of which is attached hereto.
6. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of the County's action becomes effective pursuant to section 22.60.260 of the County Code and section 21.56.010 of the Subdivision Ordinance.
7. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

8. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the cost or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the subdivider or the subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code section 2.170.010.

9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
10. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. The subdivider shall also submit evidence that the MMRP and the conditions of the related CUP and Parking Permit have been recorded in the office of the Recorder and that all fees required by Condition Nos. 12 and 13 have been paid.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspection fees shall be deposited as required by the CUP and Parking Permit conditions.

12. As required by the CUP and Parking Permit conditions, within three days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,256.25 (\$2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
13. As required by the CUP and Parking Permit, the subdivider shall deposit the sum of \$6,000 within 30 days of the date of final approval of this Vesting Map to defray the costs of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13, of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.

19. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the subdivision or its amenities or that do not provide pertinent information about the project site. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
20. In the event of graffiti or other extraneous markings occur, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
21. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.
22. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 91 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
23. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
24. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.
25. The subdivider shall provide at least 50 feet of street frontage for multi-family residential Lot Nos. 4 through 10 as indicated on the approved tentative map.
26. A request for a waiver of street frontage for multi-family residential Lot Nos. 1 through 3 and 11 through 17 is authorized.
27. The subdivider shall label the "private driveway and fire lane" on the final map.
28. The subdivider shall construct or bond with Public Works for the private driveway/fire lane paving design and widths as depicted on the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.
29. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per 25 feet of street frontage (First Avenue and Candlelight Drive frontage, and also including "A,"

"B," and "C" Court within the subdivision), and shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.

30. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant.
31. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's covenants, conditions and restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
32. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community park (Lot Nos. 20 and 21), community garden (Lot No. 19), tot lot (Lot No. 24), private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence, and gate maintenance, all to the satisfaction of the Director.
33. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.
34. Permission is granted to construct model homes on the project site prior to final map approval. Prior to final map approval, the subdivider may elect to file a site plan review (Revised Exhibit "A") to Regional Planning for review and approval.
35. Permission is granted to record multiple final maps. If multiple final maps are utilized, the boundaries of each individual unit ("phase") final maps shall be to the satisfaction of Public Works and Regional Planning. Each final map to be recorded shall comply on its own, or in combination with, previously recorded maps, with the open space, parking, and lot area requirements of the project. Prior to the approval of each final map, the subdivider shall submit the following:
 - A. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps, and the expected boundaries and phasing for all future final maps.
 - B. A summary table indicating the number and type of all lots shown and the type and amount of open space and recreation area shown on the current and previous final maps.

36. Lot No. 21 (community park, public-accessible portion) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 45th dwelling unit located within the project. A Revised Exhibit "A" shall be submitted to Regional Planning for review and approval prior to the issuance of the 45th dwelling unit building permit.
37. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the following areas:
 - A. The community park (southerly portion), designated as Lot No. 21 as depicted on the tentative map.
 - B. The pedestrian common walkways located within Lot Nos. 18, 20, 21, 22, 23, and 25 as depicted on the tentative map.
 - C. Front yard wall and fence heights along Candlelight Drive and "A" Court, "B" Court, and "C" Court shall not exceed 42 inches.
38. Wall and fence heights surrounding the community park, community garden, and tot lot shall not exceed 42 inches, except for those portions that are needed to enclose the proposed swimming pool for safety reasons, or are abutting the side yard and/or back yard spaces of any dwelling unit.
39. All pedestrian common walkways throughout the development and the project entrance street ("A" Court) shall remain un-gated.

Attachments:

Mitigation Monitoring and Reporting Program (Pages 1 - 8)

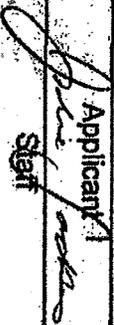
Subdivision Committee Reports (Pages 1 - 17)

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 /
ENV NO. 201300031

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.


Applicant

Staff
Date 6/27/14
Date 6-27-14

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted at the corner of Candlelight Drive and First Avenue that will sufficiently recreate the existing view of "nine tall evergreen trees" located in that portion of the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/yard tree" performance bond and subject to bond release inspection after installation.	Approval of a tree planting plan (Revised Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit for the Candlelight Residential Project, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning
1.3	Aesthetics	Prior to the final final release of performance bonds for onsite improvements, a final photometric survey shall be prepared by an electrical engineer, licensed landscape architect, or licensed professional designer, indicating that a field test has been performed after dark and the light rays are confined to the premises. The survey shall be submitted to the County of Los Angeles Director of Regional Planning, or designee, for review and approval.	Approval of a final photometric survey.	Prior to final bond release.	Applicant and subsequent owner(s)	Regional Planning

3.1	Air Quality		Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.	Prior to issuance of a building permit.	Applicant and subsequent owners)	Public Works/Building and Safety
		<p>Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply soil stabilizers or moisture inactive areas; <input type="checkbox"/> Prepare and implement a high wind dust control plan; <input type="checkbox"/> Stabilize previously distributed areas if subsequent construction is delayed; <input type="checkbox"/> Water exposed surfaces as needed for dust suppression (typically 3 times/day); <input type="checkbox"/> Cover all stock piles with tarps at the end of each day or as needed; <input type="checkbox"/> Provide water spray during loading and unloading of earthen materials; <input type="checkbox"/> Minimize in-out traffic from construction zone; <input type="checkbox"/> Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and <input type="checkbox"/> Sweep streets daily if visible soil material is carried out from the construction site 				

4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to active and inactive vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - August 31 (as early as January 1 for some raptors) to avoid risks of birds or their eggs. Take measures to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (fish and Game Code Section 80), and include bans of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If evidence of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no earlier than 3 days prior to the initiation of project activities to detect active nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to delineate the nest boundary or the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrow buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information, ambient conditions and birds' habitation to them; and the terrain, vegetation, and bird's lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the digging/stake-marking is being maintained, and to minimize the likelihood that active nests are abandoned or fall due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during this grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning

5.2	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, she will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Applicant and subsequent owner(s)	County Coroner, or designee.

7.1	Geology / Soils		<p>Mitigation shall be implemented in the form of strict compliance with all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.</p>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating that all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012) shall be implemented.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
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13.1	Noise	<p>During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array. 	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.</p>	<p>Prior to issuance of a grading permit and during grading activities:</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Health and Public Works/Building and Safety</p>
13.2	Noise	<p>During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that larger bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern site boundary.</p> <p>If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractor's expense.</p>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.</p>	<p>Prior to issuance of a grading permit and during grading and construction activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>

17.1 Transportation / Traffic	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay the project's fair share contribution to offset its Year 2017 cumulative impacts at the intersections of Leffingwell Road/Lambert Road, 1st Avenue/Candlelight Drive, and Tigra Avenue/Imperial Highway, which is presently estimated to be \$228,250.00.	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay \$228,250.00 to the County for intersection improvements.	Prior to the issuance of Certificate of Use and Occupancy,	Applicant and subsequent owner(s)	Public Works/Building and Safety
19 Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Substantial and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.

The following reports 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 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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
14. The first unit of this subdivision shall be filed as Tract No. 072216-01, the second unit, Tract No. 072216-02, and the last unit, Tract No. 072216.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. The street frontage requirement for Lots #1 to #3, Lots #11 to #17, and Lot #20 needs to be waived by the Advisory Agency.
17. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072216 (Rev.)

Page 3/3

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

18. 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.
19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
20. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by *JCC* John Chin
T:\72216L-rev3.doc
<http://planning.lacounty.gov/case/view/2013-00317/>

Phone (626) 458-4918

Date 01-06-2014

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
— Geologist
— Soils Engineer
1 GMED File
1 Subdivision

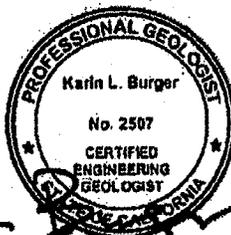
TENTATIVE TRACT MAP 72216
SUBDIVIDER Brookfield Residential
ENGINEER Fusco Engineering, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Dec 10 2013 Exhibit (rev)
LOCATION Whittier
GRADING BY SUBDIVIDER [Y] (Y or N) (20,995 c.y.)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/30/13 is attached.



Reviewed by Karin Burger Date December 30, 2013

Please complete a Customer Service Survey at <http://dow.lacounty.gov/go/qmedsurvey>
P:\Gmepub\Geology Review\Forms\Form02.doc
8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 72216
Location Whittier
Developer/Owner Brookfield Residential
Engineer/Architect Fusco Engineering, Inc.
Soils Engineer _____
Geologist _____

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Tract/Parcel Map Dated by Regional Planning 12/10/13 (Revision and Exhibit)
Previous Review Sheet Dated 8/15/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://adpw.org/qmed/permits/docs/manual.pdf>.



Prepared by Erick del Bosque Date 12/30/13

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

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.

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Subdivision Committee Report

VTTM No. 072216-(4)

Page 5 of 17

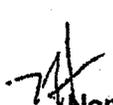
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.
3. We have no objection for the proposal final map and construction phasing; any changes and revisions shall be subject to Public Works and Regional Planning approval.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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 (if 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.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Tony Hui Date 01/07/2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\72216 rev3.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 standard property line return radii of 27 feet at the intersection of Candlelight Drive and First Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
3. Construct new driveway entrance to meet ADA requirements on Candlelight Drive to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
4. Repair any damaged improvements during construction to the satisfaction of Public Works.
5. Reconstruct the curb ramp at the intersection of First Avenue and Candlelight Drive to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
6. Construct full-width sidewalk and curb ramp at all returns.
7. Plant street trees along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
8. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
9. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape along the property frontages to the satisfaction of Public Works.
10. 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.
11. Comply with the mitigation measures identified in the attached _____

memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

12. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - 2) Provide business/property owner's 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.
 - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).
13. Permission is granted to record multiple final map phases as shown in the approved Exhibit map.

PC

Prepared by Patricia Constanza
tr72216r-rev3

Phone (626) 458-4921

Date 12-23-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

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. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.


Prepared by Tony Khalkhali
t72216w-rev3.doc

Phone (626) 458-4921

Date 01-02-2014



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

C.U.P. _____ Vicinity _____

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department recommends approval of this project, including the proposed phasing, as presently submitted with the conditions of approval as indicated on the Additional Page.

By Inspector: Juan C. Padilla Date January 27, 2014

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commercia, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 72216

Map Date: December 10, 2013

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
 Install 4 public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
 Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: See additional sheet for specific holds and conditions.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla JCP

Date January 27, 2014

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 72216

Map Date: December 10, 2013

TENTATIVE/EXHIBIT MAP -- CONDITIONS OF APPROVAL

- 1 The proposed Private Street for this development shall be designed to comply with the approved Private Drives and Traffic Calming Design Guidelines as approved by the Department of Public Works and the Fire Department.
- 2 The Access Drive cross section as shown on the cover page is labeled as Fire Lane. Each Access Drive shall be labeled as Private Driveway and Fire Lane on the Final Map. Approved No Parking/Fire Lane signage and/or stripping within the Access Drive is required prior to occupancy.
- 3 Prior to installation of the required 5 public fire hydrants, submit 3 copies of the Water Improvement Plans prepared by Suburban Water Systems to the Fire Department for review and approval.
- 4 No parking is allowed within 15 feet of either side of a fire hydrant (CYC 22514). Approved red curb stripping will be required prior to occupancy. Due to the location of the required fire hydrant(s), the proposed parking maybe effected.
- 5 All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

By Inspector: Juan C. Padilla Date: January 27, 2014

Land Development Unit - Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783

FIRST AVENUE

CONDO/RESIDENTIAL

CULLMAN AVENUE

CANDLELIGHT DRIVE

91 DETACHED SINGLE FAMILY CONDOMINIUMS

PRELIMINARY EARTHWORK

NOT A PART

PANTRY CONVERT SINK

CATCH BASIN SINK

SOFTEN GRAN PIPE SINK

LEGEND

1. CONDO/RESIDENTIAL

2. OPEN SPACE

3. PARKING COURT

4. CATCH BASIN SINK

5. PANTRY CONVERT SINK

6. SOFTEN GRAN PIPE SINK

7. TYPICAL UNIT

8. CANDLELIGHT DRIVE

9. CULLMAN AVENUE

10. FIRST AVENUE

11. CONDO/RESIDENTIAL

12. OPEN SPACE

13. PARKING COURT

14. CATCH BASIN SINK

15. PANTRY CONVERT SINK

16. SOFTEN GRAN PIPE SINK

17. TYPICAL UNIT

18. CANDLELIGHT DRIVE

19. CULLMAN AVENUE

20. FIRST AVENUE

21. CONDO/RESIDENTIAL

22. OPEN SPACE

23. PARKING COURT

24. CATCH BASIN SINK

25. PANTRY CONVERT SINK

26. SOFTEN GRAN PIPE SINK

27. TYPICAL UNIT

28. CANDLELIGHT DRIVE

29. CULLMAN AVENUE

30. FIRST AVENUE

31. CONDO/RESIDENTIAL

32. OPEN SPACE

33. PARKING COURT

34. CATCH BASIN SINK

35. PANTRY CONVERT SINK

36. SOFTEN GRAN PIPE SINK

37. TYPICAL UNIT

38. CANDLELIGHT DRIVE

39. CULLMAN AVENUE

40. FIRST AVENUE

41. CONDO/RESIDENTIAL

42. OPEN SPACE

43. PARKING COURT

44. CATCH BASIN SINK

45. PANTRY CONVERT SINK

46. SOFTEN GRAN PIPE SINK

47. TYPICAL UNIT

48. CANDLELIGHT DRIVE

49. CULLMAN AVENUE

50. FIRST AVENUE

DENSITY

OPEN SPACE

ROAD FRONTAGE

LOT SETBACKS SUMMARY

SETBACKS

SETBACK	MINIMUM	MAXIMUM
FRONT	10.0'	10.0'
REAR	10.0'	10.0'
LEFT SIDE	10.0'	10.0'
RIGHT SIDE	10.0'	10.0'

FUSCO

Brookfield Residential

VESTING (INITIAL) TRACT MAP FOR CONDO AND TOWNHOUSES CANDLELIGHT RESIDENTIAL EXHIBIT 'C'

01-27-14



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



Tentative Map #	72216	DRP Map Date: 12/10/2013	SCM Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

Total Units = Proposed Units + Exempt Units

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.

Park land obligation in acres or in-lieu fees:

ACRES:	1.00
IN-LIEU FEES:	\$253,359

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$253,359 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

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.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

James Barber, Land Acquisition & Development Section

Subdivision Committee Report

VTTM No. 072216-(4)

Page 15 of 17

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



Tentative Map # . 72216	DRP Map Date: 12/10/2013	SMC Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area # 2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

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

$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- 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

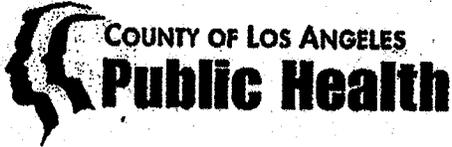
	People*	Ratio: 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.68	0.0030	91	1.00
M.F. < 5 Units	3.61	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	3.32	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.00

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.00	\$253,359	\$253,359

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.00	0.00	0.00	1.00	\$253,359	\$253,359



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
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December 27, 2013

Vesting Tentative Tract Map No. 072216

Vicinity: Whittier

Vesting Tentative Tract Map Date: December 10, 2013

The Los Angeles County Department of Public Health – Environmental Health Division approves Vesting Tentative Tract Map 072216 based on the use of public water (Suburban Water Systems) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

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