



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

03-336

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. PM060661  
Oak Tree Permit No. T201300035  
Environmental Assessment No. T201300253

**SUBDIVISION COMMITTEE REPORT****OWNER / APPLICANT**

638 W. Mariposa St. Investment LLC / Ramy Awad

**MAP/EXHIBIT DATE:**

10/04/16

**SCM REPORT DATE:**

11/03/16

**SCM DATE:**

Reports Only

**PROJECT OVERVIEW**

A subdivision request to create 4 single-family lots, 2 of which are flag lots. Proposed development activities, including the demolition of existing structures and the construction of road improvements, will encroach into the protected zone of 4 oak trees.

Subdivision: To create 4 single-family lots.

Oak Tree Permit: For the encroachment into the protected zone of 4 oak trees.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  7th Revision (requires a fee):

**LOCATION**

638 W. Mariposa Street, Altadena

**ACCESS**

MARIPOSA STREET

**ASSESSORS PARCEL NUMBER(S)**

5829-031-026

**SITE AREA**

1 net acreage/1.1 gross acre

**GENERAL PLAN / LOCAL PLAN**

ALTADENA COMMUNITY PLAN

**ZONED DISTRICT**

ALTADENA

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION**

LD – Low Density (1 to 6 du/gross acre)

**ZONE**

R-1-7500 (SINGLE-FAMILY RESIDENCE-7500 S.F. MIN. LOT SIZE)

**CSD**

ALTADENA

**PROPOSED UNITS (DU)**

4

**MAX DENSITY/UNITS (DU)**

5

**GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

No Grading

**ENVIRONMENTAL DETERMINATION (CEQA)**

ND

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 <a href="mailto:mpavlovic@planning.lacounty.gov">mpavlovic@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vicente Banada (626)430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: *At this time, Regional Planning does not recommend of the tentative map.*

HOLDS:

- Pending Forester Review.
- Provide a recorded grant deed.

TENTATIVE MAP DATED 10-04-2016  
EXHIBIT MAP DATED 10-04-2016

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 sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. The sewer area study PC 12184AS was approved on 10/10/2013 but expired on 10/10/2015.

*HW*

Prepared by Aissa Carrillo

pm60661L-rev8.doc

<http://planning.lacounty.gov/case/view/03-336/>

Phone (626) 458-3126

Date 10-31-2016

TENTATIVE MAP DATED 10-04-2016  
EXHIBIT MAP DATED 10-04-2016

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. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study (PC 12184AS approved on October 10, 2013) was valid for two years, and expired on October 10, 2015. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.



Prepared by Bereket Tadele  
pm60661s-rev8.doc

Phone (626) 458-4921

Date 10-24-16

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 060661 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-04-2016  
EXHIBIT MAP DATED 10-04-2016

- 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 Aissa Carrillo  
pm60661L-rev8.doc  
<http://planning.lacounty.gov/case/view/03-336/>

Phone (626) 458-3126

Date 10-31-2016

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

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

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

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
11. 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.
12. 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.
13. 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.
14. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 060661

TENTATIVE MAP DATE: 10/04/2016  
OAK TREE MAP DATE: 10/04/2016

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

**Prior to recordation of a Final Map:**

1. Comply with the requirements of the Hydrology Report which was conceptually approved on 01/10/2014 to the satisfaction of the Department of Public Works.

Handwritten initials "ms" inside a circle.

Name

Handwritten signature of Andrew Ross.

Andrew Ross

Date 10/24/2016 Phone 626.458.4921

Tentative Parcel Map	60661	Tentative Map Dated	10/4/16 (Revised)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Altadena	APN	
Geologist	---	Subdivider		Mark Anderson	
Soils Engineer	---	Engineer/Arch.		B&E Engineers	

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: \_\_\_\_\_  
 References: \_\_\_\_\_

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

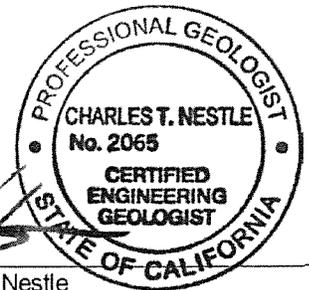
**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

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

Prepared by



Jeremy Wan  
Soils Section



Charles Nestle  
Geology Section

Date 10/18/16

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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP NO. 060661

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TENTATIVE MAP DATED 10-04-2016  
EXHIBIT MAP DATED 10-04-2016

Approval of this map pertaining to grading is recommended.

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

1. Delineate the fire lane limits on the final map..



Name Nazem Said Date 11-1-2016 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060661\GP\2016-10-06 TPM 060661 SUBMITTAL

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

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
3. The 15' curb and gutter transition is not necessarily approved as shown on plan. Construct curb and gutter transition to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged improvements during construction to the satisfaction of Public Works.
5. Permission is granted to delete the sidewalk requirement along Mariposa Street due to oak tree encroachment.
6. Plant street trees along the property frontage on Mariposa Street to the satisfaction of Public Works. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
7. Remove existing wooden fence from the right of way on Mariposa Street.
8. Submit street improvement plans and applicable fees prior to final map recordation.
9. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, and landscaping along the property frontage to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential parcels.
11. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. An exception could be made provided sufficient pavement rehabilitation is incorporated into the project's construction plans to the satisfaction of Public Works.

Name  Lana Radle Date 10-27-2016 Phone (626) 458-4958  
pm60661r-rev8.doc

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 lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached will serve letter dated August 17, 2016 issued by "Lincoln Avenue Water Company" to the satisfaction of Public Works. The will serve letter will expire on August 17, 2018, it is the applicant's sole responsibility to renew the aforementioned in a timely manner (if necessary) prior to public hearing. Failure to do so may cause delays in project approval.
3. Submit landscape and irrigation plans for open space/graded slope lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali  
pm60661w-rev8.doc

Phone (626) 458-4921

Date 10-27-2016



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 60661

MAP DATE: October 04, 2016

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**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **FINAL MAP CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveway required for fire apparatus access, including the required Fire Department turnaround, shall be labeled on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted. Compliance required prior to Final Map clearance.
4. The flag lots shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky, for fire apparatus access. Shared driveway shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.
5. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
6. The driveway apron off Mariposa Street used to access the required fire lane shall comply with the Department of Public Works standards. Review and approval required during the street improvement plans performed by the Department of Public Works.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 60661

MAP DATE: October 04, 2016

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### PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The required fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. A proposed Alternate Surface within the required fire lane adjacent to any existing Oak Tree will be accepted. The alternate surface must provide a minimum width of 20 feet, a vertical clearance of not less than 13 feet 6 inches and be capable to support a live load of 75,000 pounds. Provide construction detail of the product to be used and a note on the architectural plans so the Fire Department can verify for compliance prior to building permit issuance.
5. Per the fire flow test performed by Lincoln Avenue Water Company dated 08-08-13, the existing fire hydrants exceed the distance requirement to the lot frontage therefore a new public fire hydrant shall be installed on the easterly property line along the lot frontage.
6. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
7. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 60661

MAP DATE: October 04, 2016

8. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Department when architectural plans are submitted for review prior to building permit issuance.
9. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
10. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
11. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
12. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
13. Maintain a minimum vertical clearance of 13 feet 6 inches for the protected tree encroaching into the required fire apparatus access driveway. Compliance is subject to any applicable tree trimming permit from the appropriate county agencies.
14. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
15. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).

Reviewed by: Juan Padilla

Date: November 01, 2016



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60661</b>	DRP Map Date: <b>10/04/2016</b>	SCM Date: / /	Report Date: <b>11/01/2016</b>
Park Planning Area #	<b>40</b>	<b>ALTADENA</b>		Map Type: <b>REV. (REV RECD)</b>

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$7,834</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$7,834 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes to subdivide one (1) lot into four (4) single family lots. Credit given for two (2) existing houses to be removed; net increase of two (2) units.

**\*\*\*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: *Kathline J. King*  
Kathline J. King, Chief of Planning

Supv D 5th  
October 24, 2016 16:26:30  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60661</b>	DRP Map Date: <b>10/04/2016</b>	SMC Date: / /	Report Date: <b>11/01/2016</b>
Park Planning Area #	<b>40</b>	<b>ALTADENA</b>		Map Type: <b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = 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	<b>2.89</b>	<b>0.0030</b>	<b>2</b>	<b>0.02</b>
M.F. < 5 Units	2.63	0.0030	0	0.00
M.F. >= 5 Units	2.43	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			<b>2</b>	
Total Acre Obligation =				<b>0.02</b>

Park Planning Area = **40 ALTADENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$391,700	<b>\$7,834</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$391,700	<b>\$7,834</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

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

**BOARD OF SUPERVISORS**

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First District

**Mark Ridley-Thomas**  
Second District

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Third District

**Don Knabe**  
Fourth District

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Fifth District

October 31, 2016

Tentative Parcel Map No. 060661

Vicinity: Altadena

Tentative Parcel Map Date: October 4, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060661** based on the use of public water (Lincoln Avenue Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

  
**VICENTE C. BAÑADA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[VBANADA@ph.lacounty.gov](mailto:VBANADA@ph.lacounty.gov)  
TEL (626) 430-5381 • FAX (626) 813-3016