



Los Angeles County
Department of Regional Planning



Director of Planning Bruce W. McClendon, FAICP

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.co.la.ca.us

SUBDIVISION COMMITTEE MEETING
REPORTS ONLY

Planner:	<u>Josh Huntington</u>	E-mail:	<u>jhuntington@planning.lacounty.gov</u>
SCM Reports Date:	<u>April 26, 2012</u>	Map Date:	<u>March 29, 2012</u>
Tract/Parcel Map No:	<u>PM24317</u>	Project No:	<u>96-008-(4)</u>
Zoned District:	<u>Hacienda Heights</u>	Community:	<u>Hacienda Heights</u>
Supervisory District:	<u>Fourth</u>	APN No.:	<u>8240-013-040</u>
Map Stage:	<u>Tentative; 4th Revision</u>		
Proposal:	<u>To create four single-family lots on 2.5 gross acres.</u>		
Location:	<u>3260 Dulzura Drive, Hacienda Heights</u>		

Recommendation: **Approval – once all holds are cleared and the environmental review is completed.**

SUBDIVISION COMMITTEE HOLDS

<input type="checkbox"/> Revised Tentative Map:	<input type="checkbox"/> Reschedule for SC Meeting
<input type="checkbox"/> Revised Exhibit/Exhibit "A" Map	<input type="checkbox"/> Reschedule for SC Reports Only
<input type="checkbox"/> Revised Application	

SUBDIVISION COMMITTEE DEPARTMENTS

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public Works: Geology/Soils Holds – See attached Report
<input type="checkbox"/>	<input checked="" type="checkbox"/> Fire:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Parks & Recreation:
<input checked="" type="checkbox"/>	<input type="checkbox"/> Health Services: Water Availability Letter – See attached Report

REGIONAL PLANNING

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Environmental: Josh Huntington will be conducting the environmental review. Additional information may be required for this review.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Hacienda Heights Community Plan Determination
<input type="checkbox"/>	<input checked="" type="checkbox"/> Zoning Consistency
<input type="checkbox"/>	<input checked="" type="checkbox"/> Oak Tree Permit
<input type="checkbox"/>	<input checked="" type="checkbox"/> Revised Slope Map / Calculations
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public Hearing Materials: TBD

ADDITIONAL COMMENTS

Date 04/26/12

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/ Josh Huntington
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin
Department of Public Works

PARCEL MAP NO. 24317

Public Works' report for NO SCM map dated 03/29/12.

Revised Public Works' report for map dated _____.

Revised pages of Public Works' report for map dated _____ as follows.

Revised Public Works' report clearing previous _____ denial(s).

Public Works still has Geology/Soils denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

cc: Moheb Gorgy

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) As previously requested, an updated engineering geology report is required. Please see attached Geologic review sheet. The engineering geology report shall be submitted directly to Public Works and a review fee is also required.
- (2) As previously requested, an updated soils report is required. Please see attached Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.

HW

Prepared by Henry Wong
pm24317L-rev4.doc

Phone (626) 458-4915

Date 04-25-2012

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
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 24317
SUBDIVIDER Zamora
ENGINEER Gorgy Engineering
GEOLOGIST Applied Earth Sciences
SOILS ENGINEER Applied Earth Sciences

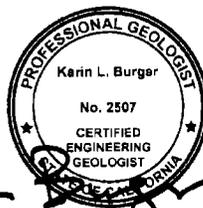
TENTATIVE MAP DATED 3/29/12 (Rev.)
LOCATION Hacienda Heights (Dulzura Drive)
REPORT DATE 11/02/06, 8/03/04, 8/18/98, 12/08/95
REPORT DATE 11/02/06, 8/03/04, 8/18/98, 12/08/95

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE PARCEL MAP:

1. An updated engineering geology report is required to evaluate the feasibility of the revised tentative map.
2. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe Portable Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project will not be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report dated 11/2/06, and the supplemental report in response to this review.
3. The Soils Engineering review dated 4/23/12 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by Karin Burger

Date April 19, 2012

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 ---
Job Number LX001129/ A867
Sheet 1 of 1

Tentative Parcel Map 24317

Location Dulzura Drive, Hacienda Heights
Developer/Owner Zamora
Engineer/Architect Gorgy Engineering
Soils Engineer Applied Earth Sciences (95-463-02)
Geologist Same as above

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

Review of:
Tentative Parcel Map Dated by Regional Planning 3/29/12 (Rev.)
Soils Engineering and Geologic Report EGL Dated 11/22/06, 8/3/04, 8/18/98, 12/8/95
Previous review sheet dated 6/6/11

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent tentative map, provide any additional recommendations as necessary.

As previously requested in review sheets dated 2/21/07 and 6/6/11:

2. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

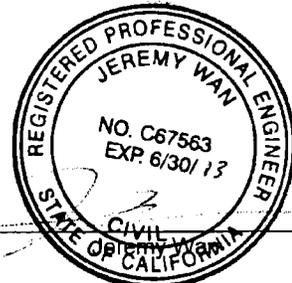
3. ~~At the grading plan review stage, provide additional data and analyses for the following:~~
 - a. Minimum pile embedment to resist a lateral thrust of 80 kips/linear foot as determined in the 11/22/06 report. Provide substantiating data and analyses as necessary.
 - b. Point of fixity for defining the above embedment depth. Is it 2 feet below the critical plane as determined in the slope stability analyses? (In the 8/3/04 report, it is recommended that the fixity point of cantilever shoring piles be assumed to occur at 2 feet below the base of excavation).
 - c. Seismic pressure distributions for the design of any proposed retaining wall that has a retained height of more than 12 feet.

4. Requirements of the Geology Section are attached.

5. Include a copy of this review sheet with your response.

Prepared by 
Olga Cruz

Reviewed by 



Date 4/23/12

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmpub\Soils Review\Olga\Sites\24317 Pm, Dulzura Drive, Hacienda Heights, TPM-NA_0412.

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

PARCEL MAP NO. 24317 (Rev.)

TENTATIVE MAP DATE 03-29-2012

- 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 ^{HW} Henry Wong
pm24317L-rev4.doc

Phone (626) 458-4915

Date 04-25-2012

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/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. 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.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. 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.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.
12. 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



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

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

PARCEL MAP NO.: 24317

TENTATIVE MAP DATE: 3/29/12

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

Approval with respect to drainage is recommended with the following drainage conditions:

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/18/2010 to the satisfaction of the Department of Public Works.
2. Obtain a permit from LA County Flood Control District for proposed connections to the existing storm drain system to the satisfaction of the Department of Public Works.

Name _____

Handwritten signature of Christopher Sheppard in black ink.

Christopher Sheppard

Date _____

4/4/12

Phone (626) 458-4921

P:\dpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM24317.doc

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.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. 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.
3. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels 1 and 2.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 04/23/12 Phone (626) 458-4921

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

1. Permission is granted to maintain the existing street right of way of 42 feet on Dulzura Drive due to title limitations.
2. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Dulzura Drive to the satisfaction of Public Works.
4. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
5. Install postal delivery receptacles in groups to serve two or more residential parcels.
6. 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.

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels 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 the 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 parcel.
3. At grading stage, submit landscape and irrigation plans for each single-family lot in the land division, with landscape area greater than 5,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. If applicable, provide a "Verification" letter" from the water purveyor indicating that if recycle water is available for irrigation.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

HW
Prepared by Tony Khalkhali
pm24317w-rev4.doc

Phone (626) 458-4921

Date 04-23-2012

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

1. Install separate house laterals to serve each parcel in the land division.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation, if it is not annexed. The request for annexation must be approved prior to final map approval.

HW

Prepared by Tony Khalkhali

pm24317s-rev4.doc

Phone (626) 458-4921

Date 04-23-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 24317 Map Date March 29, 2012

C.U.P. _____ Map Grid 0470A

- 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 902 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 final 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: Access is adequate as shown on the Tentative Map.
The off-site reciprocal access easement for Parcel 1 shall be provided from Dulzura Dr to the westerly property line. The easement shall be recorded to the satisfaction of the Department of Regional Planning.

By Inspector: Juan C. Padilla Date April 26, 2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 24317 Tentative Map Date March 29, 2012

Revised Report YES

- Checkboxes for fire flow requirements, hydrant specifications, and approval conditions.

Comments: Per the fire flow test performed by Suburban Water Systems dated 03-08-12, the existing water system complies with the Fire Department's requirements.

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.

By Inspector Juan C. Padilla Date April 26, 2012



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



PARK OBLIGATION REPORT

Tentative Map #	24317	DRP Map Date: 03/29/2012	SCM Date: 04/26/2012	Report Date: 04/09/2012
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type: REV. (REV RECD)

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:	0.03
IN-LIEU FEES:	\$6,944

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,944 in-lieu fees.

Trails:

No trails.

Comments:

Map to create four (4) single family lots, with credit for an existing house to remain; net increase of three (3) 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: James Barber
James Barber, Land Acquisition & Development Section

Supv D 4th
April 09, 2012 07:06:30
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	24317	DRP Map Date:	03/29/2012	SMC Date:	04/26/2012	Report Date:	04/09/2012
Park Planning Area #	9		HACIENDA HEIGHTS			Map Type:	REV. (REV RECD)

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	3.50	0.0030	3	0.03
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.30	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$231,468	\$6,944

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
0.03	0.00	0.00	0.03	\$231,468	\$6,944



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina

First District

Mark Ridley-Thomas

Second District

Zev Yaroslavsky

Third District

Don Knabe

Fourth District

Michael D. Antonovich

Fifth District

Parcel Map No. 24317

Vicinity: Hacienda Heights

Tentative Parcel Map Date: March 29, 2012

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Tentative Parcel Map 24317** until the requirement listed on the attached report has been satisfied.

All requested documents shall be identified with the map number and sent directly to the following:

County of Los Angeles Department of Public Health
Environmental Health Division
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attn: Ken Habaradas, REHS
Email: khabaradas@ph.lacounty.gov

Prepared by:


Ken Habaradas

Phone No: (626) 430-5382

Date: April 25, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: April 25, 2012

Page 1 of 1

Map No. PM 24317

Map Date: March 29, 2012

Drinking Water Program recommends approval of this map subject to the following conditions:



Drinking Water Program cannot recommend approval of this map until the following requirements have been satisfied:

1. Provide a water availability letter from the water purveyor assuring connection and water service to the proposed subdivision.

For questions regarding the potable water requirements, please contact Richard Lavin or Michelle Tsiebos at (626) 430-5420.