



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

**PROJECT NUMBER**

04-174

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Amendment to Vesting Tentative Tract Map No.PM060960

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Henry Xian (Tritech Engineering)

**MAP/EXHIBIT  
DATE:**

04/12/16

**SCM REPORT  
DATE:**

05/12/16

**SCM DATE:**

05/19/16

**PROJECT OVERVIEW**

*Amendment to driveway location connected to the authorization to subdivide a 0.68 gross acre project site into three single-family parcels.*

Subdivision: To relocate a proposed driveway associated with creating three single-family parcels.

**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:       # Revision (requires a fee):

**LOCATION**

17213 E Francisquito Avenue

**ACCESS**

Francisquito Avenue

**ASSESSORS PARCEL NUMBER(S)**

8490-021-012

**SITE AREA**

0.689 gross acre

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

PUENTE

**SUP DISTRICT**

1<sup>st</sup>

**LAND USE DESIGNATION**

H9 (9 dwelling units per net acre)

**ZONE**

R-1-7,500

**CSD**

N/A

**PROPOSED UNITS**

(DU)

3

**MAX DENSITY/UNITS**

(DU)

4

**GRADING**

**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

56 cubic yards (cut plus fill).

32 cubic yards cut and 24 cubic yards fill.

8 cubic yards of export.

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@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	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@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	Cleared	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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## PREVIOUS CASES

PM060960

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## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amendment to the tentative map. Clarification and updated notes on the map are required. Please read below for further details.*

### Environmental Determination:

Cleared  Hold

1. Staff is determining whether the project will qualify for a categorical exemption.

### Tentative Map:

Cleared  Hold

2. Update notes to include the proposed driveway relocation.
3. Include water supply, method of sewage disposal and proposed use.
4. Show the proposed use of the property, including the number of dwelling units on each parcel.
5. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section.
6. Update grading quantities to reflect the information contained on the application and add location of export.
7. Clarify the access for parcel 1.
8. Add depiction of cross-section for the private driveway and fire lane.

### Healthy Design Ordinance ("HDO"):

Cleared  Hold

9. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 100 linear feet of street frontage, a total of 4 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

### Administrative/Other:

Cleared  Hold

10. Provide a draft reciprocal access agreement for the shared driveway proposal.
- 

## RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

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 updated approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
2. An updated "Will Serve Letter" from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line is required. Please see attached Sewer review sheet (Comment 2) for requirements.
3. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirement.

*HW*

*AC*

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 05-10-2016

pm60960L-amendment map-new.doc  
<http://planning.lacounty.gov/case/view/pm060960/>

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 updated 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. Outlet approval from the City of West Covina will be required.
2. Obtain an updated will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

  
Prepared by Imelda Ng  
Pm60960s-amend-new.doc

Phone (626) 458-4921

Date 05-05-2016

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. Provide a "Will Serve Letter" 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 provide to each parcel.

 Prepared by Tony Khalkhali  
pm60960w-new.doc

Phone (626) 458-4921

Date 05-05-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 60960 (Amend.)

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TENTATIVE MAP DATED 04-12-2016

- 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

pm60960L-amendment map-new.doc  
<http://planning.lacounty.gov/case/view/pm060960/>

Phone (626) 458-3126

Date 05-10-2016

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.

*HW* *AC*  
Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 05-10-2016



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

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

PARCEL MAP NO.: 060960 Amended

TENTATIVE MAP DATE: 04/12/2016  
EXHIBIT MAP DATE: NA

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

**Prior to Grading Plans Approval:**

1. Comply with hydrology study, which was approved on 06/27/2005, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: \_\_\_\_\_

*M.D. Esfandi*  
David Esfandi

Date: 05/05/2016

Phone: (626) 458-7130

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract _____	60960	Tentative Map Dated _____	4/12/16	Parent Tract _____
Grading By Subdivider? [ Y ] (Y or N) _____	56 yd <sup>3</sup>	Location _____	West Covina	APN 8490-021-012
Geologist _____	-----	Subdivider _____	Henry Xian	
Soils Engineer _____	-----	Engineer/Arch. _____	Tritech Engineering	

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: \_\_\_\_\_

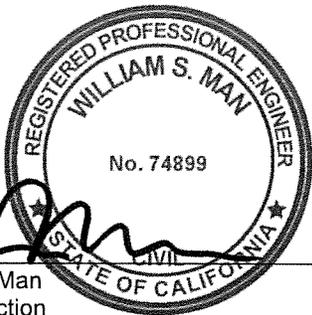
References: \_\_\_\_\_

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

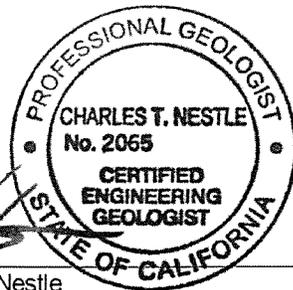
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of 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



*William S. Man*  
William Man  
Soils Section



*Charles T. Nestle*  
Charles Nestle  
Geology Section

Date 4/28/16

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  
TRACT 060960

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TENTATIVE MAP DATED 04-12-2016

1. Approval of this amended map pertaining to grading is recommended. All previous conditions are still valid.



Name Nazem Said Date 5/5/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060960\GP 060960\2016-04-18 TPM 060960 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 060960 (amend.)

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TENTATIVE MAP DATED 04-12-2016

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

1. Comply with all other previously approved conditions

Prepared by Joseph Nguyen  
pm60960r-amend

Phone (626) 458-4921

Date 05-05-2016

*JN*



## 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 60960

AMENDMENT MAP DATE: April 12, 2016

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide a cross section of all the Private Driveway and Fire Lanes on the Tentative Map. Indicate compliance prior to Tentative Map clearance.
2. Show the location and dimension the closest existing public fire hydrant to the subject property on the Tentative Map. Compliance required prior to Tentative Map clearance.
3. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant on Francisquito Avenue to this development. Compliance required prior to Tentative Map clearance.
4. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.

### 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 flag lots shall provide a minimum paved unobstructed fire lane width of 20 feet, clear to the sky. The shared driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.



## 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 60960

AMENDMENT MAP DATE: April 12, 2016

- 
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
  5. A reciprocal access agreement is required for the private driveway since multiple lots are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places 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 on-site private driveways 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. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
4. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
5. 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.



## 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 60960

AMENDMENT MAP DATE: April 12, 2016

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6. 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.
  7. 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.
  8. 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.
  9. 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.
  10. 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.
  11. All future 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.
  12. All proposed streets and driveways within this development shall provide approved street names and signs. 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).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60960</b>	DRP Map Date:	<b>04/12/2016</b>	SCM Date:	<b>05/19/2016</b>	Report Date:	<b>05/10/2016</b>
Park Planning Area #	<b>13</b>		<b>VALINDA / SAN JOSE</b>			Map Type:	<b>AMENDMENT</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>0.03</b>
IN-LIEU FEES:	<b>\$6,398</b>

**Conditions of the map approval:**

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

The payment of \$6,398 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**This map proposes three (3) single family lots. One (1) existing house to remain; net increase of two (2) units.**

**\*\*\*The In-Lieu Fee has been updated to \$6,398 from \$6,113 to reflect the fee schedule at the time Map 60960 was advertised for public hearing in September 2006.**

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 1st  
May 02, 2016 13:09:51  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60960</b>	DRP Map Date:	<b>04/12/2016</b>	SMC Date:	<b>05/19/2016</b>	Report Date:	<b>05/10/2016</b>
Park Planning Area #	<b>13</b>		<b>VALINDA / SAN JOSE</b>			Map Type:	<b>AMENDMENT</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	4.82	0.0030	2	0.03
M.F. < 5 Units	5.21	0.0030	0	0.00
M.F. >= 5 Units	3.68	0.0030	0	0.00
Mobile Units	3.24	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.03</b>

Park Planning Area = 13 **VALINDA / SAN JOSE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$213,280	<b>\$6,398</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
0.03	0.00	0.00	0.03	\$213,280	<b>\$6,398</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**  
Acting 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**

**Hilda Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

May 9, 2016

Tentative Parcel Map No. 060960

Vicinity: Puente

Tentative Parcel Map Date: April 12, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060960** based on the use of public water (Suburban Water Systems) and public sewer as proposed. 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:

*A.B.*  
**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