



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

PROJECT NUMBER

PM070145

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 070145
Environmental Assessment No. 200800041

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Michael Zatulovsky

**MAP/EXHIBIT
DATE:**

1-13-15

**SCM REPORT
DATE:**

2-12-15

SCM DATE:

2-19-15

PROJECT OVERVIEW

To subdivide one existing parcel into three single-family parcels on 0.45 net acres. There are three existing residences on the property to remain, and one attached garage to be demolished.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

2332 E. 119th St., Willowbrook

ACCESS

E. 119th St.

ASSESSORS PARCEL NUMBER(S)

6150-022-006

SITE AREA

0.52 acres (gross)/0.45 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Willowbrook-Enterprise

SUP DISTRICT

2nd

LAND USE DESIGNATION

Category 2 (Low-Medium Density Residential, 6-12 DU/
gross ac)

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

3

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

A new Initial Study will be required. Due to the street frontage and lot width waiver requests, the project will not qualify for a Categorical Exemption.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

1. Hold pending the completion of a new initial study.
2. Under the "notes" section of the tentative map, it should indicate that a waiver of lot width and average lot width is being requested for Parcel 3, not parcels 1 and 2.
3. Submit an updated written justification for the three waivers (street frontage waiver for Parcel 1 and lot width and average lot width waivers for Parcel 3).
4. Be advised the lot lengths on your map do not match the Assessor Records information. Assessor records indicate the lot length is 210.02 feet long. Your map depicts the eastern property line as 210.55 feet long and the western property line as 210.53 feet long. Please ensure the correct measurements are depicted. The proposed lot lines for Parcel 1 must measure 128.96 in length, and 139.96 (eastern) and 128.96 (western) feet long for Parcel 3, in order to meet the 5,000 square foot minimum lot size requirement.
5. Be advised that a legal access easement for the shared use of the driveway will be required. Please provide a draft copy of the document.
6. A demolition permit and demolition of the existing garage on parcel 3 will be required prior to final map approval.
7. Subject to the Healthy Design Ordinance.

RESUBMITTAL INSTRUCTIONS

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

- *A signed and dated cover letter describing all changes made to the map*
- *Six folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"*
- *One (1) digital copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3^d revision and thereafter)*
- *Any other additional materials (such as a revised application) requested by the case planner*

NOTE: *An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised to contact the case planner and discuss the map revision and other materials.*

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

PARCEL MAP NO. 070145 (Rev.)

TENTATIVE MAP DATED 01-13-2015

The following reports consisting of 9 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. 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.

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

PARCEL MAP NO. 070145 (Rev.)

TENTATIVE MAP DATED 01-13-2015

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.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
10. The street frontage requirement for parcel 1 needs to be waived by the Advisory Agency.
11. Construct a new garage for Parcel 3 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage for Parcel 3 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
12. 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.
13. 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.
14. 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.
15. 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,

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

PARCEL MAP NO. 070145 (Rev.)

TENTATIVE MAP DATED 01-13-2015

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.

#w

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 02-09-2015

pm70145L-rev3

<http://planning.lacounty.gov/case/view/pm070145/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 70145

TENTATIVE MAP DATE: 01/13/2015

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

- Approval of this map pertaining to drainage is recommended (No grading is proposed on the tentative map, and application indicates this is a lot split only).

A handwritten signature in cursive script, appearing to read "H. Paroan".

Name _____

Hazel Paroan

Date 02/02/15 Phone (626) 458-4921

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 Parcel Map	070145	Tentative Map Dated	8/6/14	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Willowbrook	APN	
Geologist	---	Subdivider	Michael Zatulovsky		
Soils Engineer	Base Geotech	Engineer/Arch.	Mark L. Danielson		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: 12/16/14, 10/29/14
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The following "Geotechnical Note" is required on the Final Map:

 According to the Geotechnical Consultants of Record, all of lots (1-3) are subject to excessive settlement. For corrective work requirements for access and building areas of Lots (1-3), refer to geotechnical reports by Base Geotech, Inc., dated 12/16/14 and 10/29/14.
- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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>.
- 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>.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- ONSITE SOILS ARE CORROSIVE TO FERROUS METALS.
- PER THE SOILS ENGINEER, MAT FOUNDATION SHALL BE USED FOR THE SUPPORT OF THE PROPOSED STRUCTURES AND SHALL BE DESIGNED FOR A PREDICTED SEISMIC INDUCED SETTLEMENT OF 1.6 INCHES OVER A HORIZONTAL DISTANCE OF 30 FEET.

Prepared by



[Handwritten Signature]
 Ricardo Lopez-Maldonado
 Geology Section
[Handwritten Signature]

Date 1/28/15

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 070145

Page 1/1

TENTATIVE MAP DATED 01-13-2015

Approval of this map pertaining to grading is recommended with no conditions.

Name Nazem Said  Date 01-28-2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 070145\GP 070145\2015-01-15 TPM 070145 SUBMITTAL

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

1. The request to waive street frontage is subject to approval by the Advisory Agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk and driveway apron along the property frontage on 119th Street to the satisfaction of Public Works.
3. Plant street trees along the property frontage on 119th Street to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
PM 70145r-rev3.doc

Phone (626) 458-4921

Date 02-02-2014

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. Private sewer easement shall be reserved and documented on Parcel 2 in favor of Parcel 1.


Prepared by Imelda Ng
pm070145s-rev3.doc

Phone (626) 458-4921

Date 02-04-2015

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. Water service to the existing building must be located in the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel. A construction completion letter of the separate water service lines and meters must be provided at the time of final map clearance.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Provide the most current and valid will serve letter issued by the water purveyor. The applicant shall comply with the requirements as indicated on the most current letter from the Golden State Water Company to the satisfaction of Public Works.
6. The will serve letter issued by "Golden State Water Company" will expire on 09-22-2015, 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.



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 70145

MAP DATE: January 13, 2015

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

CONDITIONS OF APPROVAL – ACCESS

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 reciprocal access agreement is required for the private driveway being shared by the future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The on-site private driveway/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.
5. 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.
6. The driveway apron for this development shall be constructed to comply with the Department of Public Works standards. Compliance required prior to occupancy.



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 70145

MAP DATE: January 13, 2015

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7. 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.
 8. 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.

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 07-01-13, the existing public fire hydrants and water system meet the current Fire Department requirements.
2. Submit a new fire flow test to the Fire Department for review with the architectural plans prior to building permit issuance. Due to the water main upgrade on 119th Street, the existing public fire hydrant to be tested is located west of the subject property approximately 133 feet. A fire flow test from the existing public fire hydrant located on the intersection of Mona Blvd and 119th Street will not be accepted.
3. 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.
4. 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.

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



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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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First District

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Don Knabe
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Michael D. Antonovich
Fifth District

February 2, 2015

Tentative Parcel Map No. 070145

Vicinity: Willowbrook

Tentative Parcel Map Date: January 13, 2015

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 070145** based on the use of public water (Golden State Water Company) 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:

MICHELLE TSIEBOS, REHS, DPA (M.T.)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016



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



PARK OBLIGATION REPORT

Tentative Map #	70145	DRP Map Date:	01/13/2015	SCM Date:	02/19/2015	Report Date:	02/10/2015
Park Planning Area #	22	WILLOWBROOK / WEST COMPTON				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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

Trails:

No trails.

Comments:

Subdivide one (1) lot into three (3) lots, with credit for three (3) existing houses to remain. No new construction proposed; no net increase in units.

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 2nd
January 21, 2015 08:56:26
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	70145	DRP Map Date:	01/13/2015	SMC Date:	02/19/2015	Report Date:	02/10/2015
Park Planning Area #	22		WILLOWBROOK / WEST COMPTON			Map Type:	REV. (REV RECD)

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

(P)eople 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	3.93	0.0030	0	0.00
M.F. < 5 Units	3.68	0.0030	0	0.00
M.F. >= 5 Units	2.55	0.0030	0	0.00
Mobile Units	5.12	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.00

Park Planning Area = 22 **WILLOWBROOK / WEST COMPTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$200,343	\$0

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
0.00	0.00	0.00	0.00	\$200,343	\$0