



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

PROJECT NUMBER

PM070145-(2)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 070145
Environmental Assessment No. 200800041

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Michael Zatulovsky

**MAP/EXHIBIT
DATE:**

12-4-13

**SCM REPORT
DATE:**

1-2-14

SCM DATE:

1-16-14

PROJECT OVERVIEW

To subdivide one existing parcel into three single-family parcels on 0.40 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: Additional Revisions (requires a fee):

LOCATION

2332 E. 119th St., Willowbrook

ACCESS

E. 119th St.

ASSESSORS PARCEL NUMBER(S)

6150-022-006

SITE AREA

0.52 gross (0.40 net) acres

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
(DU/AC)**

3

**MAX DENSITY/UNITS
(DU/AC)**

6

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

As of 2008, an Initial Study was being prepared; no determination has been made due to case inactivity. A new Initial Study will be required. Due to the street frontage and lot 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	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

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):

REGIONAL PLANNING ADDITIONAL COMMENTS

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

Tentative Map

1. Call-out new utility and access easements as "proposed" and indicate in the notes section under "Easements".
2. Parcels 2 and 3 each have a net lot area less than 5,000 square feet. Please adjust the proposed lot so that each lot contains at least 5,000 net square feet.
3. Under "Area", indicate 0.52 gross acres and 0.40 net acres.
4. In the notes, indicate that a waiver of street frontage for Parcel 1 and waiver of lot widths for Parcels 1 & 2 is being requested.

Other:

5. Submit a written justification for the two waiver requests. See the case planner for additional information.
6. The project will be required to demolish the old garage and construct the new garage prior to final map approval.

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*
- *Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A" (5 copies if the total of map/exhibit sheets are two or less; 9 copies if the total of map/exhibit sheets are three or more)*
- *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.*

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. Parcel 1 must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived.
2. An approved geologic report. Please see attached Geologic review sheet. The geologic report shall be submitted to Public Works.
3. An approved soils report. Please see attached Soils review sheet. The soils report shall be submitted to Public Works.
4. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line. Please see attached Sewer review sheet (Comment 1) for requirement.
5. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
6. A revised tentative map is required to show the following additional items:
 - a. Label the existing 1-car carport for Parcel 1 as to remain or to be removed. If the existing carport is to be removed, show and call out the proposed garage.
 - b. Show and call out the proposed garage for Parcel 3.
 - c. Delineate and call out the existing garage for Parcel 2 and label it as to remain or to be removed. If the existing garage is to be removed, show and call out the proposed garage.
 - d. Please see attached Sewer review sheet (Comment 3) for requirements.
 - e. Please see attached Water review sheet (Comment 2) for requirements.

-HW

Prepared by John Chin

Phone (626) 458-4918

Date 12-31-2013

pm70145L-rev1.doc

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

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) 458-7989

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 70145
SUBDIVIDER Michael Zatulovsky
ENGINEER Mark R. Danielson
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Dec 4 2013
LOCATION Willowbrook
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

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

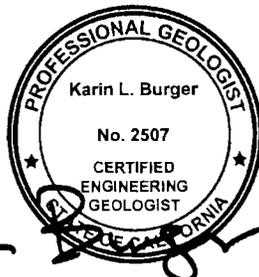
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply with the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

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 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. The Soils Engineering review dated 12-24-13 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____

Karin Burger

Date December 23, 2013

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

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
Sheet 1 of 1

Ungraded Site Lots

Tentative Map (Parcel) 70145
Location Willowbrook
Developer/Owner Michael Zatulovsky
Engineer/Architect Mark R. Danielson
Soils Engineer ---
Geologist ---

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
District Engineer
Geologist
Soils Engineer
1 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 12/4/13
Previous Review Sheet Dated 4/24/08

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Requirements of the Geology Section are attached.
2. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
3. The site is located within a mapped liquefiable area, per the State of California Seismic Hazard Zone Map. Therefore, provide data and analyses to determine liquefaction potential of the on-site soils. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117A", dated 2008 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.
4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous metals. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils samples in a saturated condition.
5. Address whether unsuitable soils greater than 5 feet in thickness will not be mitigated outside building pad areas. If applicable, prior to approval of Final Map for recordation, "Geotechnical Notes" may be required on the Final Map
6. In accordance with Sections 21.40.040 and 21.40.080 of Title 21- Los Angeles County Subdivision Code, geotechnical reports and addenda shall be submitted in a complete text searchable electronic format. The electronic version shall be in Adobe® Portable Document Format (PDF) presented on a compact disc. The licensee's seal, signature, license number, date of registration expiration, and date of signing are required to be part of the electronic submittal. Two hardcopies of reports and addenda shall accompany the electronic submittal. This project cannot be approved until the requirement for the electronic submittal has been met.
7. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. All recommended mitigation measures, as necessary.
8. The Soils Engineer must sign, stamp and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
9. Include a copy of this review sheet with your response.



Prepared by _____ Date 12/24/13

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) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (2) Parcel 1 shall have street frontage unless waived by the Advisory Agency.
- (3) A revised tentative map is required to show the following additional items:
 - a. Label existing sewer main line with PC number.
 - b. Label sewer lateral as "existing" or "proposed".
 - c. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Show locations of existing sewer laterals to the existing buildings in parcel 1. Sewer lateral to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
 - e. All sewer laterals shall maintain a minimum of 2% grade. Label the grade of sewer lateral serves parcel 1.
 - f. Parcel 1 shall have street frontage unless waived by the Advisory Agency.

HW

Prepared by Imelda Ng
pm70145s-rev1.doc

Phone (626) 458-4921

Date 12-26-2013

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 provided to each parcel.
2. A revised tentative map is required to show the following:
 - a. If existing buildings are to remain, show locations of existing water service lines to the existing buildings. Water service line to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
 - b. Specify the name of the water purveyor on the tentative map.
 - c. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

HW

Prepared by Imelda Ng
pm70145w-rev1.doc

Phone (626) 458-4921

Date 12-26-2013

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

PARCEL MAP NO. 070145 (Rev.)

TENTATIVE MAP DATED 12-04-2013

- 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 John Chin

Phone (626) 458-4918

Date 12-17-2013

pm70145L-rev1.doc

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

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, 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.
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 Department of Regional Planning.
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, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by John Chin

Phone (626) 458-4918

Date 12-17-2013

pm70145L-rev1.doc

<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: 12/04/13

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).

Name  Date 12/19/13 Phone (626) 458-4921
Hazel Paraoan

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

Page 1/1

TENTATIVE MAP DATED 12/04/2013

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



Name Nazem Said Date 12/9/2013 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doP:\dpub\SUBPCHECK\Plan
Checking Files\Parcel Map\PM 070145\SUB 070145\2013-12-04 TPM 070145 SUBMITTALc

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

1. 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.
2. Plant street trees along the property frontage on 119th Street to the satisfaction of Public Works.



Prepared by Patricia Constanza
PM 70145r-rev1.doc

Phone (626) 458-4921

Date 12-24-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70145 Map Date: December 04, 2013

C.U.P. _____ Vicinity: 0581D

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to 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: **Provide a cross section of the Private Driveway and Fire Lane on the Tentative Map. The proposed driveway apron shall be constructed to the Department of Public Works standards. A reciprocal access easement and agreement is required to the satisfaction of the Department of Regional Planning.**

By Inspector: Juan C. Padilla Date December 9, 2013

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 70145 Map Date: December 04, 2013

Revised Report _____

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

Comments: **Submit an original fire flow availability form to our office prior to Tentative Map clearance. Dimension the distance between the existing public fire hydrant and the closest property line, indicate compliance on the Tentative Map.**

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

By Inspector JunC. Padilla Date December 9, 2013

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



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



PARK OBLIGATION REPORT

Tentative Map #	70145	DRP Map Date:	12/04/2013	SCM Date:	01/16/2014	Report Date:	12/31/2013
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:

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: James Barber
James Barber, Land Acquisition & Development Section

Supv D 2nd
December 09, 2013 08:19:50
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70145	DRP Map Date: 12/04/2013	SMC Date: 01/16/2014	Report Date: 12/31/2013
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)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	4.06	0.0030	0	0.00
M.F. < 5 Units	3.11	0.0030	0	0.00
M.F. >= 5 Units	2.83	0.0030	0	0.00
Mobile Units	2.70	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	\$198,281	\$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	\$198,281	\$0



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December 20, 2013

Tentative Parcel Map No. 070145

Vicinity: Willowbrook

Tentative Parcel Map Date: December 4, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 070145** based on the use of public water (Golden State Water Company) and public sewer as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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