



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

PROJECT NUMBER

R2014-00748

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM072457
Environmental Assessment No. R2014-00067

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

VS Ventures, LLC/Billy Chen

**MAP/EXHIBIT
DATE:**

03/11/15

**SCM REPORT
DATE:**

04/09/15

SCM DATE:

Reports Only

PROJECT OVERVIEW

Subdivision: To create 2 single-family lots. The lot is currently vacant.

MAP STAGE

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

MAP STATUS

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

LOCATION

922 Aldgate Avenue, La Puente

ACCESS

Aldgate Avenue

ASSESSORS PARCEL NUMBER(S)

8472-033-006

SITE AREA

0.46 gross access / 0.40 net acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

PUENTE

SUP DISTRICT

1st

LAND USE DESIGNATION

1-Low Density Residential (1-6/du/ac)

ZONE

R-1-6000

CSD

N/A

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

2

GRADING

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

Total: 1200 cubic yards

Cut: 600 cu. yd. & Fill: 600 cu. yd.

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	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:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

PREVIOUS CASES

RPP201301166

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.*

Administrative/Other:

Clear Hold

1. The letter authorizing the agent to sign on behalf of the property owner must contain a wet signature.
2. The flag lot burden of proof has not been met.
 - Please revise your response to Part B and discuss how the project's site dimensions have effected your design proposal.
 - Please revise the accompanying map. Title the document "Flag Lot Burden of Proof Map." The map must be to scale, show the radial boundary, show all properties within 500 feet, and call out flag lots. Also, please provide a count of all parcels within the boundary and the total number of flag lots within 500 feet.
3. Revise the 500' land use map. The map must be scaled, show the radial boundary, and all properties within 500 feet as well as each property's physical use.
4. Please provide the Articles of Incorporation for VS Ventures, LLC with the CA Secretary of State seal.
5. Subject to the Healthy Design Ordinance.

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 3rd 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. As previously requested, an approved engineering geotechnical report. Please see attached Geologic and Soils review sheet (Comments G2, S2 and S4) for comments and requirements. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
2. As previously requested, an approved soils report. The soils report shall be submitted directly to Public Works and a review fee is also required. Please see attached Geologic and Soils Engineering Review Sheet (Comments G1, S1 and S3) for comments and requirements.

HCW

Prepared by Juan Sarda

pm72457L-rev2.doc

<http://planning.lacounty.gov/case/view/pm072457/>

Phone (626) 458-4919

Date 04-06-2015

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	72457	Tentative Map Dated	3/11/15	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	600 yd ³	Location	La Puente	APN	
Geologist	---	Subdivider	Land Co Development		
Soils Engineer	---	Engineer/Arch.	Hall & Foreman, Inc.		

Review of:

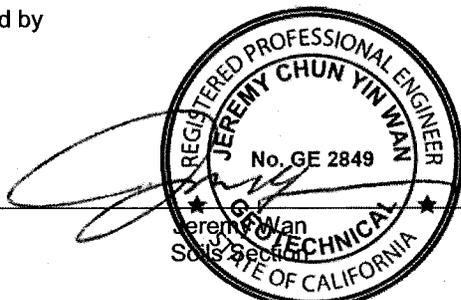
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

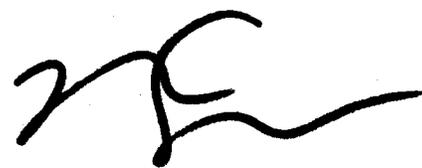
TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Provide a soils report that addresses and evaluates the site and the proposed development. Recommendations shall be provided as necessary.
- G2. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped 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* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical 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 in a saturated condition. Recommend mitigation as necessary.
- S2. 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. Location of "Restricted Use Areas", if applicable.
- S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S4. 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 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.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by




 Ricardo Lopez-Maldonado
 Geology Section
 Date 3/23/15

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

- 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 Juan Sarda

Phone (626) 458-4919

Date 04-06-2015

pm72457L-rev2.doc

<http://planning.lacounty.gov/case/view/pm072457/>

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. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. 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.
11. 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 Juan Sarda

pm72457L-rev2.doc

<http://planning.lacounty.gov/case/view/pm072457/>

Phone (626) 458-4919

Date 04-06-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 072457

TENTATIVE MAP DATE: 03/11/15

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

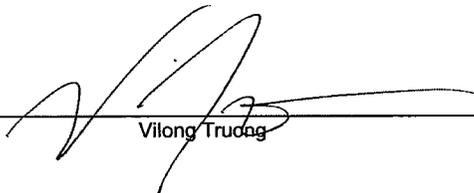
1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 10/30/14 to the satisfaction of the Department of Public Works.
2. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://www.ladpw.org/wmd/dsp_LowImpactDevelopment.cfm
3. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and MS4 requirements.
4. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name



Vilong Truong

Date 03/25/15 Phone (626) 458-4921

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO BUILDING PERMIT:

Comply with MS4 Permit and LID requirements

Name Nazem Said  Date 03/25/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072457\GP 072457\2015-03-11 TPM 072457 SUBMITTAL

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

1. Construct new driveway entrance to meet ADA requirements on Aldgate Avenue to the satisfaction of Public Works.
2. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Aldgate Avenue to the satisfaction of Public Works.
3. Repair any damaged improvements during construction to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Aldgate Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
5. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains; if any and the landscape along the property frontages to the satisfaction of Public Works.
7. 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.
8. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. The applicant is encouraged to contact this office periodically to determine scheduling of any future County project.

PC

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. A sewer area study for the proposed subdivision (PC12227AS, dated 11-03-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

Prepared by Vilong Truong
pm72457s-rev2.doc

Phone (626) 458-4921

Date 04-02-2015

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 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 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.

Prepared by Tony Khalkhali
Pm72457w-rev2.doc

Phone (626) 458-4921

Date 04-02-2015



**Suburban
Water Systems**

A SouthWest Water Company

1325 N. Grand Avenue
Suite 100
Covina, CA 91724-4044
Phone 626.543.2500
Fax 626.331.4848
www.swwc.com

March 16, 2015

Mr. Billy Chen
Land Co. Development
8001 Irvine Center Drive, 4th Floor
Irvine, CA 92618

**RE: Conditional Statement of Water Service
922 / 924 Aldgate Ave., La Puente, CA 91744; SWS WO #14-1218
Tentative Parcel Map #072457**

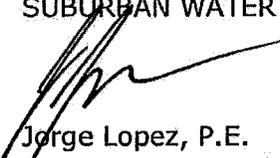
This is to certify that the subject development is within the certificated service area of Suburban Water Systems. Suburban will operate the proposed water system and will serve water to the proposed unit, subject to, but not limited to the following.

Suburban requires a separate metered service for each dwelling on a lot. If you serve two or more dwellings from one meter Suburban will consider this an illegal connection and this could lead to an interruption to the service that you currently have

Please be advised that a water service commitment in no way constitutes approval of any development proposal. This Conditional Statement of Water Service expires one year after the date of issuance.

Should you have any questions or need further assistance please feel free to contact Laura Sainz at (626) 543-2565.

Regards,
SUBURBAN WATER SYSTEMS


Jorge Lopez, P.E.
Director, Engineering

cc: SWS P-1023



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 72457

MAP DATE: March 11, 2015

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. The Fire Department will accept a 16 feet Private Driveway and Fire Lane for this project. Revise the Private Driveway and Fire Lane cross section to match the design. Resubmit the Tentative Map with the required corrections.
2. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant(s) located northeast of the property on Aldgate Avenue. Compliance required prior to Tentative Map clearance for the Public Hearing.
3. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours.

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. The flag lot shall provide a minimum paved unobstructed driveway width of 15 feet, clear to the sky. The entire driveway or flag strip 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 72457

MAP DATE: March 11, 2015

3. All proposed buildings shall be places such that a fire lane is provided to within 150ft 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.
4. The private driveway 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.
5. 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. An approved automatic fire sprinkler system is required for all 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.



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



PARK OBLIGATION REPORT

Tentative Map #	72457	DRP Map Date:	03/11/2015	SCM Date:	/ /	Report Date:	04/07/2015
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY				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:	\$7,537

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,537 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes two (2) single-family home lots.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72457	DRP Map Date: 03/11/2015	SMC Date: / /	Report Date: 04/07/2015
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY		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	4.44	0.0030	2	0.03
M.F. < 5 Units	4.43	0.0030	0	0.00
M.F. >= 5 Units	3.13	0.0030	0	0.00
Mobile Units	4.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

Park Planning Area = 7 AVOCADO HEIGHTS / WEST PUENTE VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$251,224	\$7,537

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	\$251,224	\$7,537



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

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 20, 2015

Parcel Map No. 072457

Vicinity: La Puente

Tentative Parcel Map Date: March 11, 2015

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 072457** based on the use of public water (Suburban 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:

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