



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

PROJECT NUMBER

R2013-02869-(2)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 072546
Environmental Assessment No. 201300245

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pacifica First National, Inc.

**MAP/EXHIBIT
DATE:**

10/07/14

**SCM REPORT
DATE:**

11/04/14

SCM DATE:

11/13/14

PROJECT OVERVIEW

Tentative Parcel Map to create four single-family fee lots from two existing fee lots totaling 0.87 gross acres (0.59 net acres). Each lot is proposed to contain a single-family residence and a second unit. The site is currently vacant, triangular in shape, and located immediately south of the Century (105) Freeway and a right-of-way for the Union Pacific Railroad. The lots, as currently proposed, would have net areas of 7,648 square feet, 6,010 square feet, 6,000 square feet, and 6,000 square feet, respectively.

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

West 117th Street & Budlong Avenue, West Athens-
Westmont

ACCESS

West 117th Street, Budlong Avenue

ASSESSORS PARCEL NUMBER(S)

6079-006-020; 6079-006-021

SITE AREA

0.87 acres (gross); 0.59 acres (net)

GENERAL PLAN / LOCAL PLAN

West Athens-Westmont Community Plan

ZONED DISTRICT

West Athens-Westmont

SUP DISTRICT

2

LAND USE DESIGNATION

RD2.3 . Single Family Residence (0-8 dwelling units per
net acre)

ZONE

R-2 (Two Family Residence); R-1 (Single Family
Residence)

**PROPOSED DWELLING
UNITS (DU/AC)**

4 units (6.8 DU/AC)

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

4 units (6.8 DU/AC)

COMMUNITY STANDARDS DISTRICT

West Athens-Westmont CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study required· Result to be determined

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@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):

REGIONAL PLANNING ADDITIONAL COMMENTS

Exhibit Map:

1. Minimum required distance between main residential buildings is 10 feet (County Code Sec. 22.48.130). Current minimum separation of structures on Parcel 3 is shown as 6 feet. This distance must be increased to 10 feet, or buildings must be attached. However, this may be addressed during the Plot Plan process and does not affect Regional Planning's clearance of the Vesting Tentative Parcel Map for public hearing.

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 approved hydrology report. Please see attached Hydrology review sheet for comments and requirements.
2. Please see attached Grading review sheet (Comment 2) for comments and requirements.
3. As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
4. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
5. As previously requested, provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
6. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - c. Please see attached Water review sheet (Comment 2) for comments and requirements.
7. Provide grading quantities on the “Land Division Application” as shown on the tentative map.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 10-29-2014

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<http://planning.lacounty.gov/case/view/r2013-02869/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 072546

TENTATIVE MAP DATED 10/07/2014
EXHIBIT MAP 10/07/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Revise either the Hydrology Study or Tentative Map to ensure that any proposed facilities per the Hydrology Study such as catch basins, parkway drains, etc... are shown on the Tentative Map.

Reviewed by  Date 10/24/2014 Phone (626) 458-4921
Andrew Ross

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. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Slope of the driveway to the garage in Parcel 3 is about 20% from right of way. Prove it is a feasible access without landing, otherwise, the FF & garage elevations should be lowered.
 - b. Call out all retaining wall on the tentative map. Call the retaining height and screening height above the retaining.
2. Approval of the latest hydrology study showing MS4 Permit requirements pertaining water quality issues.

Name Nazem Said  Date 10/22/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072546\GP 072546\2014-07-03 TPM 072546 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, prior to tentative map approval the subdivider shall submit an 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.
- (2) As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. As previously requested, show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection to the existing public sewer system.
 - b. The subdivider shall install separate house laterals to the existing sewer main line on 117th Street to serve each lot in the land division.



Prepared by Tony Hui
pm72546s-rev2.doc

Phone (626) 458-4921

Date 10-28-2014

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 "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 and a revised exhibit map are required to show the following items:
 - Show how proposed parcels are to be served by existing public water and call out the proposed points of connection.



Prepared by Tony Hui
pm72546w-rev2.doc

Phone (626) 458-4921

Date 10-28-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072546 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-07-2014
EXHIBIT MAP DATED 10-07-2014

- 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 10-23-2014

pm72546L-rev2.doc
<http://planning.lacounty.gov/case/view/r2013-02869/>

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.

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	72546	Tentative Map Dated	9/30/14	Parent Tract	
Grading By Subdivider? [] (Y or N)	yd ³	Location	Athens	APN	
Geologist	---	Subdivider	Pacifica First National, Inc.		
Soils Engineer	---	Engineer/Arch.	Perfecto A. Arca PE		

Review of:

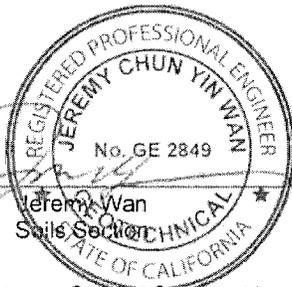
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- Geotechnical report(s) may be required prior to approval of grading or 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>.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



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

Date 10/26/14

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

1. Dedicate right of way 30 feet from centerline including the modified street knuckle along the property frontage on 117th Street. 30 feet of additional right of way is required along the property frontage.
2. Provide additional right of way for a corner cut off at the intersection of Budlong Avenue and 117th Street to the satisfaction of Public Works. The corner cut off shall be based off a curb return of 25 feet.
3. Permission is granted to construct the modified knuckle at the intersection of Van Buren Avenue and 117th Street as shown on the tentative map.
4. Construct new driveways to the satisfaction of Public Works.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Any proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
7. Construct any new parkway improvements including sidewalk, driveways, and curb ramps to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
8. Remove existing AC curb and construct curb, gutter, base, pavement, and sidewalk along the property frontage on 117th Street. The curb and gutter shall be located 18 feet from centerline.
9. Construct proposed curb return, including curb return at a radius of 25 feet, curb ramp, and full-width sidewalk, at the intersection of 117th Street and Budlong Avenue to the satisfaction of Public Works.
10. Construct drainage structures on 117th Street to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

12. Plant street trees along the property frontage on 117th Street and Budlong 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.
13. Install postal delivery receptacles in groups to serve two or more residential lots.
14. 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.
15. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Budlong Avenue and 117th Street to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section.
 - b. Upon tentative map approval, the applicant shall comply with the conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All street lights in the project, or approved project phase, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above

conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

Prepared by Omar Ahmed
pm72546r-rev2

Phone (626) 458-4921

Date 10-29-2014



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: TR 72546

MAP DATE: October 02, 2014

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. All proposed buildings shall be placed 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.
3. 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.



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: TR 72546

MAP DATE: October 02, 2014

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Golden State Water Company dated 12-11-13, the existing fire hydrants and existing water system meet the current Fire Department minimum fire flow requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. Install **1** public fire hydrant as noted on the Exhibit Map due to the proposed attached units within this development.
Location: AS PER MAP FILED IN OUR OFFICE.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
4. The required fire flow from the public fire hydrant for this development is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
7. 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.
8. An approved automatic fire sprinkler system is required for the proposed buildings 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.

Reviewed by: Juan Padilla

Date: October 21, 2014



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



PARK OBLIGATION REPORT

Tentative Map #	72546	DRP Map Date: 10/07/2014	SCM Date: 11/13/2014	Report Date: 10/29/2014
Park Planning Area #	19	WEST ATHENS / WESTMONT	Map Type: TENTATIVE	

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:	0.04
IN-LIEU FEES:	\$13,293

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$13,293 in-lieu fees.

Trails:

No trails.

Comments:

***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 #	72546	DRP Map Date: 10/07/2014	SMC Date: 11/13/2014	Report Date: 10/29/2014
Park Planning Area #	19	WEST ATHENS / WESTMONT	Map Type: TENTATIVE	

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

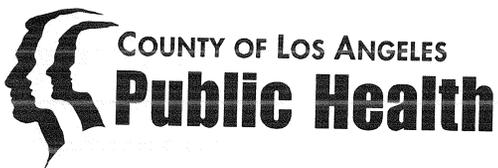
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.42	0.0030	4	0.04
M.F. < 5 Units	2.45	0.0030	0	0.00
M.F. >= 5 Units	2.89	0.0030	0	0.00
Mobile Units	8.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = **19 WEST ATHENS / WESTMONT**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$332,316	\$13,293

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
0.04	0.00	0.00	0.04	\$332,316	\$13,293



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
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www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 24, 2014

Tentative Parcel Map No. 072546

Vicinity: West Athens-Westmont

Tentative Parcel Map Date: October 7, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 072546** based on the use of public water (Southern California 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, MPA, REHS 
Environmental Health Specialist IV
Land Use Program
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Baldwin Park, California 91706
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