



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

**PROJECT NUMBER**

R2013-02869-(2)

**HEARING DATE**

August 5, 2015 (Tentative)

**REQUESTED ENTITLEMENTS**

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

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Pacifica First National, Inc.

**MAP/EXHIBIT  
DATE:**

05/12/15

**SCM REPORT  
DATE:**

06/09/15

**SCM DATE:**

06/11/15  
(Reports Only)

**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 :  Modification to :  Other:   
Exhibit %A+ Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (3<sup>rd</sup>):

**LOCATION**

West 117<sup>th</sup> Street & Budlong Avenue, West Athens-Westmont

**ACCESS**

West 117<sup>th</sup> 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)**

Categorically Exempt- Class 15 (Minor Land Divisions)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 <a href="mailto:maths@parks.lacounty.gov">maths@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Exhibit Map/Exhibit ~~A~~ Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

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The following reports consisting of 10 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.

*HCW* *JMS*  
Prepared by Juan Sarda

Phone (626) 458-4919

Date 06-10-2015



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

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

PARCEL MAP NO.: 072546

TENTATIVE MAP DATE: 05/12/2015

EXHIBIT MAP DATE: 05/12/2015

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 02/20/2015 to the satisfaction of the Department of Public Works.

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

1. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

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   
Andrew Ross

Date 06/09/2015 Phone (626) 458-4921

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

Tentative Parcel Map	72546	Tentative Map Dated	5/12/15	Parent Tract	
Grading By Subdivider? [ Y ] (Y or N)	1,266 yd <sup>3</sup>	Location	Athens	APN	
Geologist	---	Subdivider	Pacifica First National, Inc.		
Soils Engineer	---	Engineer/Arch.	Perfecto A. Arca PE		

Review of:

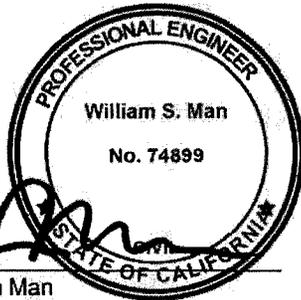
Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: \_\_\_\_\_  
 References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

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



*William Man*  
 \_\_\_\_\_  
 William Man  
 Soils Section

*Ricardo Lopez-Maldonado*  
 \_\_\_\_\_

Ricardo Lopez-Maldonado  
 Geology Section

*Wtg* Date 5/27/15

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

**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 GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Prove feasibility of the driveway of Parcel 3.
3. Per County Code Section 12.84.430 (C), comply with USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 06/01/2015 Phone (626) 458-4921

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 117<sup>th</sup> 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 117<sup>th</sup> 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 117<sup>th</sup> Street as shown on the tentative map.
4. Construct new driveways to the satisfaction of Public Works. The driveway shown for Parcel 1 is not necessarily approved as shown. The specific design and detail of this driveway will be determined during the design review of the street improvement plans.
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 117<sup>th</sup> Street. The curb and gutter shall be located 18 feet from centerline.
9. Construct a 5 foot wide sidewalk on Budlong Avenue along the property frontage.
10. Remove any private improvements from within the public right of way, including the fence along Budlong Avenue, to the satisfaction of Public Works.

11. 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.
12. Construct drainage structures on 117th Street to the satisfaction of Public Works.
13. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
14. 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.
15. Install postal delivery receptacles in groups to serve two or more residential lots.
16. 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.
17. 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 117<sup>th</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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<sup>OA</sup>  
pm72546r-rev3

Phone (626) 458-4921

Date 06-08-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF THE PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SEWER

Page 1/1

PARCEL MAP NO. 072546 (Rev.)

TENTATIVE MAP DATED 05-12-2015

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 (PC12229AS, dated 02-12-2015) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years. 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. Easements may be required, subject to review by Public Works to determine the final locations and requirements if sewer main line sewer is proposed.

Prepared by Imelda Ng <sup>IN</sup>  
pm72546-rev3.doc

Phone (626) 458-4921

Date 06-01-2015

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 lots 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 lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



Prepared by Tony Khalkhali  
pm72546w-rev3.doc

Phone (626) 458-4921

Date 06-09-2015



**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: May 12, 2015

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**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 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
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: May 12, 2015

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### 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](mailto:Juan.Padilla@fire.lacounty.gov).

Reviewed by: Juan Padilla

Date: June 9, 2015



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72546</b>	DRP Map Date:	<b>05/12/2015</b>	SCM Date:	<b>06/18/2015</b>	Report Date:	<b>06/09/2015</b>
Park Planning Area #	<b>19</b>		<b>WEST ATHENS / WESTMONT</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.02</b>
IN-LIEU FEES:	<b>\$6,646</b>

**Conditions of the map approval:**

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

The payment of \$6,646 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Proposes to subdivide four (4) single-family residential lots on two (2) existing single-family lots. Net increase of two (2) single-family residential 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 #	<b>72546</b>	DRP Map Date:	<b>05/12/2015</b>	SMC Date:	<b>06/18/2015</b>	Report Date:	<b>06/09/2015</b>
Park Planning Area #	<b>19</b>		<b>WEST ATHENS / WESTMONT</b>			Map Type:	<b>REV. (REV RECD)</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.42	0.0030	2	0.02
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			2	
Total Acre Obligation =				<b>0.02</b>

Park Planning Area = 19 WEST ATHENS / WESTMONT

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$332,316	<b>\$6,646</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	* Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$332,316	<b>\$6,646</b>



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
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](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

June 3, 2015

Tentative Parcel Map No. 072546

Vicinity: West Athens-Westmont

Tentative Parcel Map Date: May 12, 2015

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, REHS, DPA** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
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