



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

PROJECT NUMBER

R2015-01631

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 072697

Environmental Assessment No. 201500117

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Eduardo & Daisy Villarruel

**MAP/EXHIBIT
DATE:**

06/02/15

**SCM REPORT
DATE:**

06/30/15

SCM DATE:

07/09/15

PROJECT OVERVIEW

The applicant proposes a subdivision to create two (2) single-family parcels with a total area of 0.49 gross (0.31 net) acres. The new parcels would have areas of 7,138 square feet and 6,273 square feet, respectively. Parcel 1 would take access from Tedford Drive to the west, while Parcel 2 would take access from Keese Drive to the south. The site currently contains one single-family residence, a detached garage (both to remain), and covered storage area (to be demolished). The resulting Parcel 2 would contain the existing detached garage, while Parcel 1 would contain the existing single-family residence and a new detached two-car garage.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit %A+Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: Additional Revisions (Require Fee): **LOCATION**

14230 Tedford Drive, South Whittier

ACCESS

Tedford Drive (west), Keese Drive (south)

ASSESSORS PARCEL NUMBER(S)

8031-022-032

SITE AREA

0.49 acres (gross); 0.31 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

Sunshine Acres

SUP DISTRICT

4

LAND USE DESIGNATION

1 (Low Density Residential- 1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

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

2 units (4.1 DU/AC)

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

6.0 DU/AC (2.9 units)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

To be determined; Likely Categorically Exempt- Class 15 (Minor Land Divisions)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~Map~~ Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below):

Tentative Map:

1. Information provided on the Title Sheet should be transferred to the Tentative Map. Please remove Title Sheet from future submittals.
2. Note 4 regarding proposed zoning is incorrect. The property is proposed to remain A-1 (Light Agricultural).
3. Note 16 states that no grading is proposed. Please revise to indicate the proposed grading for the new two-car garage and driveway.
4. Only existing structures should be indicated on the Tentative Map. Please remove the new two-car garage and driveway from Parcel 1. Instead, these should be depicted on a separate ~~Map~~ Information Only+Map (see below).

Information Only Map:

5. A separate ~~Map~~ Information Only+Map should be submitted, depicting the location of the new garage and driveway on Parcel 1, as well as a conceptual driveway, building pad, and building footprint for Parcel 2. This map is intended to indicate the feasibility of constructing single-family residences and covered parking on each resulting parcel.

Administrative:

6. The existing storage building, marked ~~to~~ be removed, must be demolished prior to any public hearing for this project. Please provide demolition permits and evidence that this has occurred.
7. The proposed subdivision would separate the existing residence from its covered parking. Because two covered parking spaces are required for each single-family residence, the new garage or carport must be constructed prior to approval of the Final Map. This will be made a condition of approval for the project.
8. Aerial photographs seem to indicate the illegal storage of junk and salvage on the existing property. If this is still the case, it must be removed prior to any public hearing for this project.

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 sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
2. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
3. A revised tentative map is required to show the following additional items:
 - a. Combine both tentative map sheets into one sheet.
 - b. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
 - c. Provide cross sections for Tedford Drive and Keese Drive showing existing right of way widths and improvements.
 - d. Please see attached Road review sheet for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
4. A revised "Land Division Application" is required. Please see attached Grading review sheet (Comment 1) for comments and requirements.

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. 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. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. 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. An updated tentative map is required to show the following items:
 - a. Label existing sewers as "existing."
 - b. Show how the proposed development is to be served by existing public sewer and call out the proposed points of connection.
 - c. Show proposed laterals for residential. Provide typical call outs for proposed laterals for residential with 4" VCP pipe.
 - d. Show locations of existing sewer lateral lines to the existing buildings. Existing sewer laterals must be located within the same lot. If not, the sewer laterals must be relocated.
 - e. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.



Prepared by Tony Khalkhali

Pm72697w-new.doc

Phone (626) 458-4921

Date 06-25-2015

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:

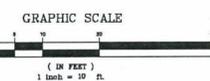
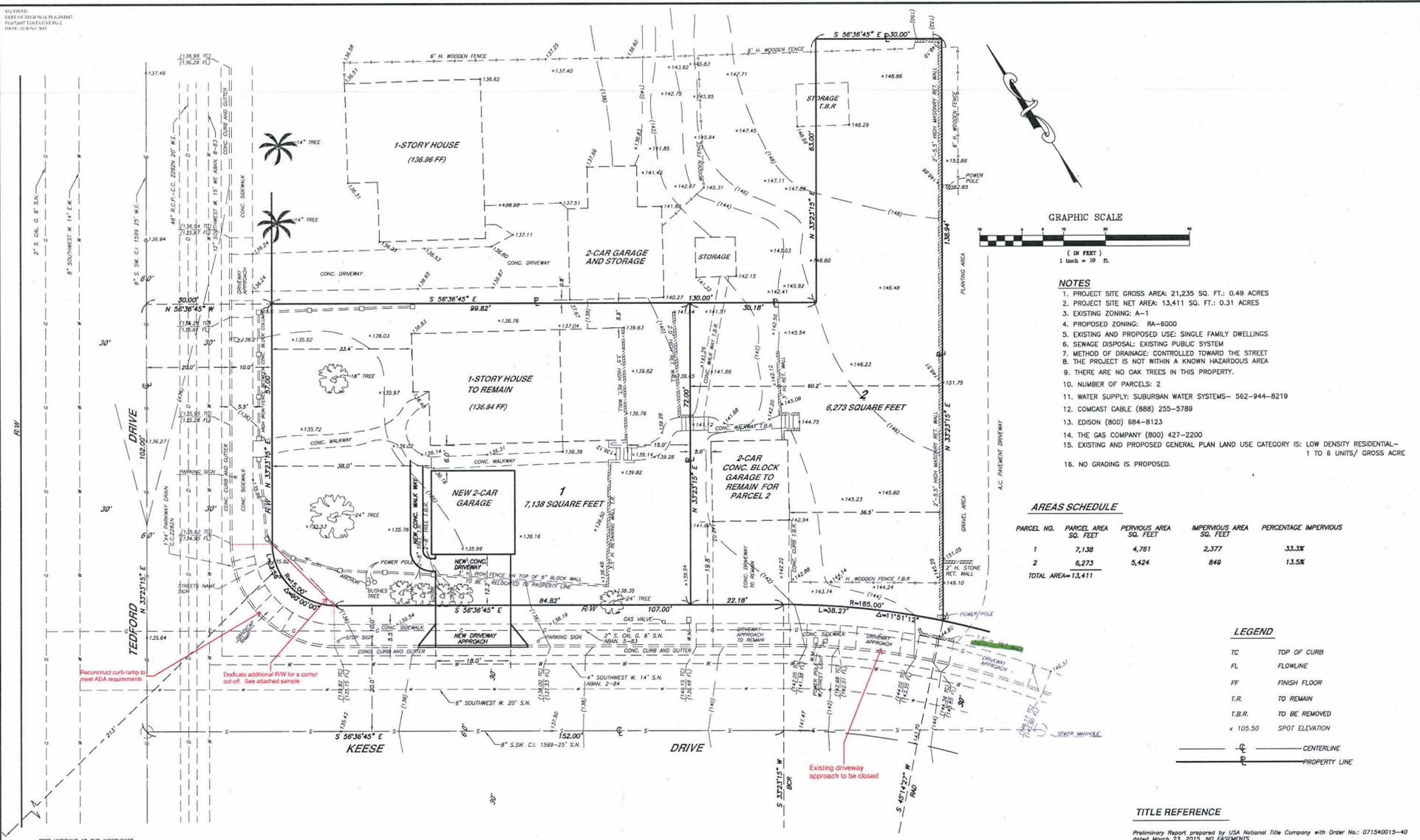
1. A revised tentative map is required to show the following additional items:
 - See attached check print for additional comments.

Prepared by Omar Ahmed ^{OA}
pm72697r

Phone (626) 458-4921

Date 6-29-2015

15-01171N
 DEPT OF REGIONAL PLANNING
 12200 W. STATE ST. #2
 P.O. BOX 350000



NOTES

1. PROJECT SITE GROSS AREA: 21,235 SQ. FT.: 0.49 ACRES
2. PROJECT SITE NET AREA: 13,411 SQ. FT.: 0.31 ACRES
3. EXISTING ZONING: A-1
4. PROPOSED ZONING: RA-6000
5. EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS
6. SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
7. METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
8. THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA
9. THERE ARE NO OAK TREES IN THIS PROPERTY.
10. NUMBER OF PARCELS: 2
11. WATER SUPPLY: SUBURBAN WATER SYSTEMS- 562-944-8219
12. COMCAST CABLE (888) 255-5789
13. EDISON (800) 684-8123
14. THE GAS COMPANY (800) 427-2200
15. EXISTING AND PROPOSED GENERAL PLAN LAND USE CATEGORY IS: LOW DENSITY RESIDENTIAL- 1 TO 6 UNITS/ GROSS ACRE
16. NO GRADING IS PROPOSED.

AREAS SCHEDULE

PARCEL NO.	PARCEL AREA SQ. FEET	PERVIOUS AREA SQ. FEET	IMPERVIOUS AREA SQ. FEET	PERCENTAGE IMPERVIOUS
1	7,138	4,781	2,377	33.3%
2	6,273	5,424	849	13.5%
TOTAL AREA=13,411				

LEGEND

- TC TOP OF CURB
- FL FLOWLINE
- FF FINISH FLOOR
- T.R. TO REMAIN
- T.B.R. TO BE REMOVED
- x 105.50 SPOT ELEVATION
- C— CENTERLINE
- P— PROPERTY LINE

TITLE REFERENCE

Preliminary Report prepared by USA National Title Company with Order No.: 071540015-40 dated March 23, 2015. NO EASEMENTS

REVISIONS

NO.	INT.	DATE	DESCRIPTION	APP'D	DATE

OWNER OR DEVELOPER:
ADRIAN RIVERA
 14979 LODOSA DRIVE
 WHITTIER, CA 90603
 (562) 464-7460
 armenterprises@charter.net

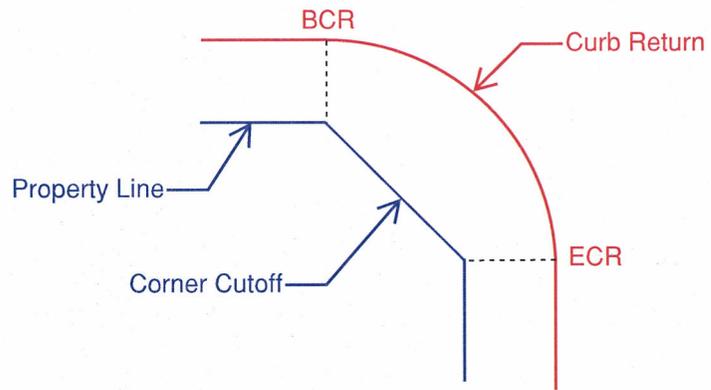
PREPARED BY:
LANDEVELOPMENT ENGINEERING, INC. ENGINEER
 7340 E. FLORANCE AVENUE, SUITE 211
 DOMINGUEZ, CA 90640
 (562) 325-8833 TEL
 (562) 308-8161 FAX
 www.landevelopment.com

ENGINEER **Pablo B. Sanchez ROE 29664**
 EXP. 3-31-17

Date _____

APPROVED BY:
 CITY ENGINEER, R.C.E. EXP.

TENTATIVE PARCEL MAP NO. 072697 **JOB NO. VA013 183**
 SITE ADDRESS: 14230 TEDFORD DRIVE WHITTIER, CA 90604 A.P.N.: 0031-022-032
 SCALE: 1"=10' PREPARED BY: EV CHECKED BY: PBS
 DATE: 6-1-2015 COUNTY OF LOS ANGELES



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 072697

Page 1/1

MAP DATED 06-02-2015

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 subdivision application to indicate that no grading is proposed, as shown on the tentative map.

DGR

Name Diego G. Rivera Date 6-23-2015 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Conditions\72697g.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072697

Page 1/1

TENTATIVE MAP DATED 06-02-2015

- 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 ^{JMS} Juan Sarda
pm 72697L-new.doc
<http://planning.lacounty.gov/case/view/pm072697/>

Phone (626) 458-4919

Date 06-29-2015

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 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. Remove existing storage structure on Parcel 2 prior to final map approval. Demolition permits are required from the Building and Safety Office.

9. Construct a new garage for Parcel 1 prior to final map approval. Building permits are required from the Building and Safety office.
10. 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.
11. 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.
12. 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.
13. 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**

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

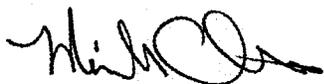
PARCEL NO.: 072697

TENTATIVE MAP DATE: 06/02/15

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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

Name  Date 06/29/15 Phone (626) 458-4921
Michele Chimienti

PCA LX001129/A867
Telephone: (626) 458-4925

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 Tract / Parcel Map 72697 Tentative Map Dated 6/2/15 Parent Tract
Grading By Subdivider? [N] (Y or N) xxx yd³ Location Whittier APN 8031-022-032
Geologist -- Subdivider --
Soils Engineer -- Engineer/Arch. Landdevelopment Engineering, Inc (Pablo B. Snachez)

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 INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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>.

Prepared by


Brian Smith
Soils Section





S. Danielle Hanson
Geology Section

Date 6/25/15

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 following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate additional right of way for a corner cut off at the intersection of Tedford Drive and Keese Drive to the satisfaction of Public Works.
2. Reconstruct curb ramp at the intersection of Tedford Drive and Keese Drive to meet current ADA requirements and to the satisfaction of Public Works.
3. Construct or reconstruct any new driveways to meet current ADA requirements and to the satisfaction of Public Works.
4. Close any unused driveways to the satisfaction of Public Works.
5. Construct sidewalk popouts along the property frontage at any point obstructions, including utility poles, to meet ADA requirements to the satisfaction of Public Works.
6. Any above ground obstructions, including utility poles, must be a minimum of 4' from the top of "X" of any driveways. In no case should this separation be less than two feet.
7. Remove any private improvements, including the retaining wall on Keese Drive and property wall on Tedford Drive, from the right of way to the satisfaction of Public Works.
8. Repair any improvements damaged during construction to the satisfaction of Public Works.
9. Any proposed perimeter fence (CMU or wood) adjacent to any driveways shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
10. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
11. Plant street trees along the property frontage on Keese Drive and Tedford Drive 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.

12. 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.

Prepared by Omar Ahmed ^{OA}
pm72697r

Phone (626) 458-4921

Date 6-29-2015



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: PM 72697

MAP DATE: June 02, 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 MAP - HOLDS

1. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant located closest to the property's lot frontage. Compliance required prior to Tentative Map.
2. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.

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 places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. 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: PM 72697

MAP DATE: June 02, 2015

CONDITIONS OF APPROVAL – WATER

1. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
2. 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.



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



PARK OBLIGATION REPORT

Tentative Map #	72697	DRP Map Date:	06/02/2015	SCM Date:	07/09/2015	Report Date:	06/30/2015
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				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:	0.01
IN-LIEU FEES:	\$2,560

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,560 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one lot into two lots, with one single family house to remain. Net increase of one lot.

*****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 #	72697	DRP Map Date:	06/02/2015	SMC Date:	07/09/2015	Report Date:	06/30/2015
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA				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	3.83	0.0030	1	0.01
M.F. < 5 Units	3.38	0.0030	0	0.00
M.F. >= 5 Units	3.10	0.0030	0	0.00
Mobile Units	2.51	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$255,994	\$2,560

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
0.01	0.00	0.00	0.01	\$255,994	\$2,560



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

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June 26, 2015

Tentative Parcel Map No. 072697

Vicinity: Whittier

Tentative Parcel Map Date: June 2, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072697** based on the use of public water (Suburban Water Systems) and public sewer (Los Angeles County Sanitation District) as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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