

Hearing Officer Meeting: 3-3-09
Agenda Item No.: 9

AMENDMENT TO TENTATIVE PARCEL MAP NO. 070602-(5) REC

Project: The tentative map approval authorized the creation of three single-family parcels and one designated remainder parcel (2.3 acres), on approximately 19.0 gross acres.

Location: Southwest corner of Escondido Canyon Road and Oki Street.

Zone: A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area).

Zoned District: Soledad

Approval Date: December 2, 2008 Hearing Officer

Map Date: August 26, 2008

PROJECT HISTORY:

Tentative Parcel Map No. 070602 was approved by the Los Angeles County Hearing Officer on December 2, 2008 to authorize the creation of three single-family parcels and one designated remainder parcel, on approximately 19.0 gross acres.

CURRENT REQUEST:

The applicant requests approval of this first amendment to Tentative Parcel Map No. 070602. The tentative map dated August 26, 2008 depicts three single-family parcels and one designated remainder parcel. The amendment letter proposes the following changes:

- To amend Regional Planning Condition of Approval Number 11 to allow the filing of a parcel map waiver.

The amendment request letter dated January 26, 2009 is attached.

STAFF EVALUATION:

As conditioned in Tentative Parcel Map No. 070602, the original project was approved requiring the applicant to submit a final parcel map. The applicant is requesting permission to submit a parcel map waiver consisting of three single-family parcels (two

AMENDMENT TO TENTATIVE PARCEL MAP NO. 070602
PAGE 2

parcels are proposed in a flag lot design) on 19.0 gross acres. The applicant's proposal to submit a parcel map waiver is consistent with the requirements of Section 21. 48.140. A.4 of the Los Angeles County Code:

- Those in which each resultant parcel has a gross area of two and one-quarter acres or more or is a quarter-quarter-quarter-quarter section of a government plat or larger, unless the conditions of approval of the tentative map require dedications or offers of dedication to be made by certificate on the final parcel map.

RECOMMENDATION:

Approve the amendment to this previously approved project. An addendum to the previously approved Negative Declaration has been prepared for the proposed amendment pursuant to State and County Environmental Reporting Guidelines.

- Add the following Department of Regional Planning conditions for Tentative Parcel Map No. 070602 :
 1. Permission is granted to submit a parcel map waiver in accordance with the amendment letter dated January 26, 2009.
- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (2-12-09)
Land Development Division - Drainage Unit (9-4-08)
Land Development Division - Grading Unit (2-9-09)
Geotechnical and Materials Engineering Division -
Geology (2-10-09)
Geotechnical and Materials Engineering Division -
Soils (2-10-09)
Land Development Division - Road (2-12-09)
Land Development Division - Sewer (9-16-08)
Land Development Division - Water (9-25-08)

Fire Department (2-10-09)

Department of Parks and Recreation - Park Obligation Report (9-30-08)
Trails Report (10-6-08)

Department of Public Health (2-5-09)



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF DISCUSSION ON PROPOSED AMENDMENT TO LAND DIVISION

Jon Sanabria
Acting Director of Planning

AMENDMENT TO TENTATIVE PARCEL MAP NO. 070602-(5) ENVIRONMENTAL ASSESSMENT CASE NO. 200400097-(5)

A request for an amendment to an approved land development has been filed with the Los Angeles County Department of Regional Planning. The amendment proposes to amend Regional Planning Condition of Approval Number 11 to allow the submittal of a parcel map waiver.

The project site is located at the southwest corner of Escondido Canyon Road and Oki Street in the Soledad Zoned District. The original project, consisting of three single-family lots and one designated remainder parcel on 19.0 gross acres, was approved by the Hearing Officer of Los Angeles County on December 2, 2008.

An addendum to the previously approved Negative Declaration has been prepared for the proposed amendment pursuant to State and County Environmental Reporting Guidelines.

The proposed amendment is scheduled for discussion by the Hearing Officer on Tuesday, March 3, 2009 at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m.

If you wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays. Selected materials are also available on the Department of Regional Planning website at: <http://planning.lacounty.gov>.

Jon Sanabria
Acting Director of Planning

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days' notice".

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que considerará el Condado de Los Ángeles propone de enmendar la Condición de Planificación Regional de la Aprobación el Número 11 para permitir la clasificación de una renuncia de mapa de parcela. La enmienda propuesta es programada para la discusión tendrá lugar el día 3 de marzo, 2009. Si necesita mas información, o si quiere este aviso en Español, favor de llamar al Departamento de Planificación Regional al (213) 974-6466."

SUBJECT SITE



OKL ST.

ROBERTS RD.

ESCONDIDO CANYON RD.

SACRAMENTO AVE.

HUBBARD RD.

SYRACUSE AVE.

CROWN VALLEY RD

1ST ST.

2ND ST.



NTS

VICINITY MAP

January 26, 2009

TO: Gloria Taylor
Regional Planning Department
L.A. County

*Memo
Amendment Letter
PM 070602*

Dear Gloria,

I am requesting an amendment to Parcel Map #070602, per Section 21.62.050.C in order to revise condition #11, which is requiring me to do a final map.

Please expedite whatever is required as soon as possible. I can be reached via cell phone at (818) 254-6579 or E-mail Richard@nwexc.com.

Respectfully,



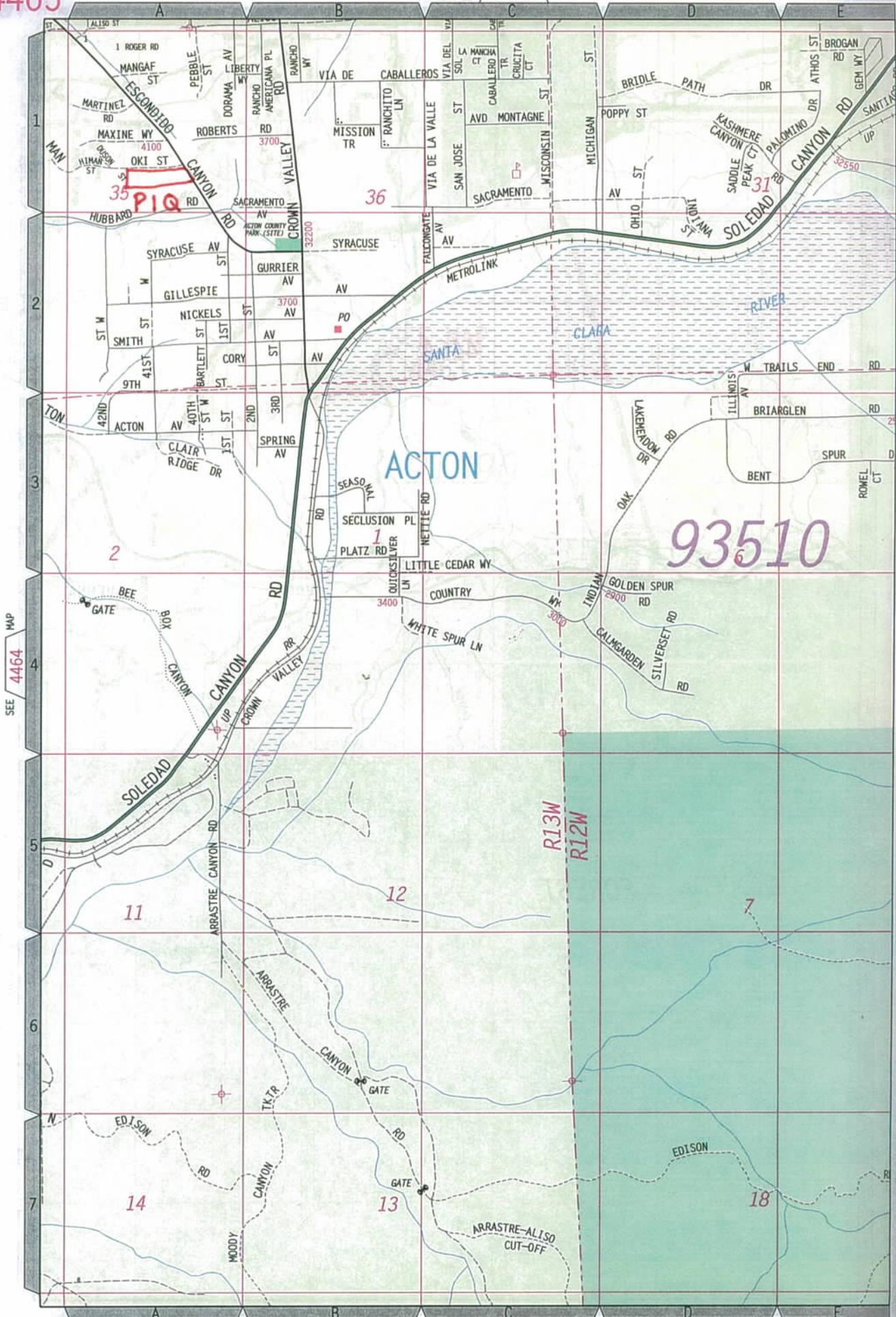
Richard Marshall
4124 Oki Street
Acton, CA 93510

4465

SEE 4375 MAP

LOS ANGELES CO.

© 2008 Rand McNally & Company



SEE 4464 MAP

0 .125 .25 .375 .5 miles 1 in. = 1900 ft.

SEE 4466 MAP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70602 (Rev.)

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TENTATIVE MAP DATED 08-26-2008
AMENDMENT LETTER DATED 01-26-2009

We have no objection to the amendment request to record a parcel map waiver instead of a final map. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached 3-page Subdivision conditions to the satisfaction of Public Works.
2. Comply with the attached 1-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached 1-page Grading conditions to the satisfaction of Public Works.
4. Comply with the attached 2-page Geology/Soils conditions to the satisfaction of Public Works.
5. Comply with the attached 1-page Road conditions to the satisfaction of Public Works.
6. Comply with the attached 1-page Sewer conditions to the satisfaction of Public Works.
7. Comply with the attached 1-page Water conditions to the satisfaction of Public Works.

^{HW}
Prepared by Henry Wong
pm70602La(letter dated 01-26-09).doc

Phone (626) 458-4910

Date 02-12-2009

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. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, grading, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
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, unless the final parcel map is waived by the Advisory Agency.
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. 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. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
14. Extend lot lines to the center of private and future streets.
15. Grant ingress/egress and utility easements to the public over the private and future streets.

16. If applicable, vacate any excess right of way along the northerly and westerly property line to the satisfaction of Public Works.
17. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
18. 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

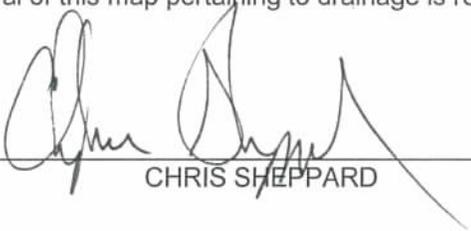
PARCEL MAP NO. 070602

TENTATIVE MAP DATED 08/26/2008

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

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

- Approval of this map pertaining to drainage is recommended (No grading is proposed).

Name  Date 09/04/2008 Phone (626) 458-4921
CHRIS SHEPPARD

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION AND/OR WAIVER:

1. For the purposes of determining appropriate slope and roadway easements, provide an engineers study that analyzes the existing grading relative to the access road shown on the tentative map and relative to the Fire Department conditions for access.
2. Provide a non-exclusive easement (per engineer's study) for ingress, egress, slopes, drainage purposes, and utilities, with the right to construct and maintain improvements along the northerly property line fronting parcels 1, 2, and 3 by separate documents concurrently with or immediately after the Final Map recordation to the satisfaction of Public Works, Regional Planning, and the Fire Department. The easement shall be for the benefit of parcels 1, 2, and 3, and the adjacent northerly properties (APN no. 3208-017-053, 057, and 059). The easement shall be located and dimensioned per engineer's study.



Name Jason Flood

Date 02/09/2009

Phone (626) 458-4921

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County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 70602*
SUBDIVIDER Richard Marshall
ENGINEER L. Liston & Associates
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical, Inc.

TENTATIVE MAP DATED 8/26/08 (Revision)
LOCATION Acton
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE 2/10/06, 12/5/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The parcel map waiver must be reviewed by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2/10/09 is attached.

*Formerly Parcel Map 61748

Prepared by _____ Reviewed by  Date 2/10/09
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 70602
Location Oki Street, Acton
Developer/Owner Richard Marshall
Engineer/Architect L. Liston & Associates
Soils Engineer Southwest Geotechnical, Inc. (0410345)
Geologist Southwest Geotechnical, Inc.

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 8/26/08 (rev.)
Soils Engineering Report Dated 12/5/05
Soils Engineering Addendum Dated 2/10/06
Previous Review Sheet Dated 2/2/09

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Prior to approval of the Parcel Map waiver for recordation, the following must be shown on the Parcel Map waiver:
"According to the Geotechnical Consultants of Record parts or all of Lot (1) are subject to liquefaction. For location of areas subject to liquefaction and corrective work requirements refer to geotechnical reports by Southwest Geotechnical, Inc. dated 2/10/06".
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by _____ Date 2/10/09

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.

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TENTATIVE MAP DATED: 08-26-20008
AMENDMENT LETTER DATED: 01-26-2009

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

1. Make and offer of private and future right of way 58 feet on Oki Street including a standard offset cul-de-sac bulb within the property to the satisfaction Public Works.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Dedicate drainage and slope easements along Oki Street to the satisfaction of Public Works. For the purposes of determining appropriate drainage and slope easements, provide an engineers study including cross sections that shows the existing grades, proposed grades on Oki Street, and Fire Department approved proposed grades on private driveways.
4. Provide a non-exclusive easement (per engineer's study) for ingress, egress, slopes, drainage purposes, and utilities, with the right to construct and maintain improvements along the northerly property line fronting parcels 1, 2, and 3 by separate documents concurrently with or immediately after the Final Map recordation to the satisfaction of Public Works, Regional Planning, and the Fire Department. The easement shall be for the benefit of parcels 1, 2, and 3, and the adjacent northerly properties (APN no. 3208-017-053, 057, and 059). The easement shall be located and dimensioned per the engineer's study.

JN

Prepared by Joseph Nguyen

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Phone (626) 458-4915

Date 02-12-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70602 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-26-2008

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

Approved without conditions. This is a 5+ acres subdivision.

Prepared by  Imelda Ng
pm70602s-rev3.doc

Phone (626) 458-4921

Date 09-16-2008



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70602 Map Date: Amendment Letter

C.U.P. Vicinity:

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Fire Department has no comments to the request on the Amendment Letter.
Access as shown on the Tentative Map is adequate.
A 20ft. driveway and an approved Fire Department turnaround is required on each lot. The required turnarounds shall maintain a grade not to exceed 5%. All grade transitions within the driveways shall not exceed 10% in 10ft and/or shall comply with the Department of Public Works standards at Oki Street. Compliance is required to be indicated on the architectural plans to be reviewed and approved during the building permit process prior to building permit issuance.

By Inspector: Juan C. Padilla Date February 10, 2009

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 70602 Map Date: Amendment Letter

Revised Report

- Checkboxes for fire hydrant requirements, including flow rates, installation locations, and testing procedures.

Comments: Each lot is over 5 acres in gross size. Water system requirements will be determined during the building permit process prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date February 10, 2009

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	70602	DRP Map Date:08/26/2008	SCM Date:10/06/2008	Report Date: 09/30/2008
Park Planning Area #	43B	AGUA DULCE / ACTON		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:	0.03
IN-LIEU FEES:	\$1,276

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,276 in-lieu fees.

Trails:

See also attached Trail Report. If you have any questions regarding the trail, please contact Myrna Rodriguez at 213.3515135.

Comments:

Formerly tract map #61748.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
September 30, 2008 10:26:26
QMEC2F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70602	DRP Map Date: 08/26/2008	SMC Date: 10/06/2008	Report Date: 09/30/2008
Park Planning Area #	43B	AGUA DULCE / ACTON		Map Type: TENTATIVE

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

(P)people x (0.003) Goal 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	3	0.03
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$42,520	\$1,276

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	\$42,520	\$1,276



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 6, 2008

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Map #: 70602

Date on Map: 8-26-08

Provide a 12 foot wide easement for the Acton Community Trail to the satisfaction of the Department of Parks and Recreation Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

MAP ON HOLD

MAKE CHANGES TO MAP TO IDENTIFY LOCATION OF DEDICATION OF 12 FOOT TRAIL EASEMENT TO THE COUNTY OF LOS ANGELES.

MAKE CHANGES TO MAP TO IDENTIFY LOCATION OF DEDICATION OF 12 FOOT TRAIL EASEMENT TO BE CONSTRUCTED BY DEVELOPER.

MAKE CHANGES TO MAP TO IDENTIFY TRAIL CROSSING AT THE INTERSECTION OF OKI STREET AND ESCONDIDO CANYON ROAD BE CONSTRUCTED TO THE DEPARTMENT OF PARKS AND RECREATION STANDARDS.

.....
The exact following language must be shown for trail dedication on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12 foot wide easement for Riding and Hiking purposes for the Acton Community Trail.

IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

TRAIL DEDICATION MUST BE SHOWN ON MAP.

For any questions concerning trail alignment or other trail requirements, please contact Myrna Rodriguez, at (213) 351-5135.

Myrna Rodriguez, Trails Coordinator



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

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February 11, 2009

RFS No. 07-0023282

Parcel Map No. 061971

Vicinity: Acton

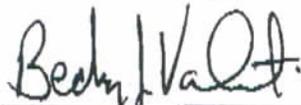
Addendum Letter to Tentative Parcel Map Date: August 1, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Parcel Map 061971** is cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to the installation of any Onsite Wastewater Treatment System (OWTS), a complete feasibility report, including site inspection by the Department will be completed in compliance with the Los Angeles County Code. Any factors that may influence the efficient operation of the OWTS will be evaluated.**
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of individual private OWTS.
3. **In the event that the requirements of the plumbing code cannot be met on certain parcels, due to future grading or for any other reason, the Los Angeles County Department of Public Health will deny issuance of a building permit on these parcels.**
4. Potable water will be supplied by the **Los Angeles County Waterworks District #37**, a public water system as confirmed by Greg Even, LADPW, Waterworks and Sewer Maintenance Section.

Parcel Map No. 061971

If you have any questions or need additional information, please contact me at (626) 430-5380.



Becky Valenti, E.H.S. IV
Land Use Program