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

PROJECT NUMBER
R2013-00955-(2)

HEARING DATE
TBD

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map No. 071910
Housing Permit No. 201300002
Environmental Assessment No. 201300085

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT/SUBDIVIDER	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
LA County CDC/Mayan Development/Dream America Community Development Corporation	**02-11-2014**	**05-11-2014**	**05-13-2013 (Reports Only)**

PROJECT OVERVIEW
Create two single family lots over .24 gross acres and an administrative housing permit to request on-menu and off-menu incentives for a 100-percent affordable housing project.

MAP STAGE
Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit ñAò Modification to : ☐ Recorded Map Other: ☐

MAP STATUS
Initial: ☐ 1st Revision: ☐ 2nd Revision: ☒ Additional Revisions (requires a fee): ☐

LOCATION
2026 E. 119th Street, Willowbrook

ACCESS
119th Street

ASSESSORS PARCEL NUMBER(S)
6150-007-905

SITE AREA
10,501 gross (10,001 net) square feet

GENERAL PLAN / LOCAL PLAN
Category 2 (6-12 du/ac)

ZONED DISTRICT
Willowbrook-Enterprise

SUP DISTRICT
2

LAND USE DESIGNATION
Countywide

ZONE
R-1

PROPOSED UNITS (DU/AC)
2

MAX DENSITY/UNITS (DU/AC)
3

COMMUNITY STANDARDS DISTRICT
Willowbrook

ENVIRONMENTAL DETERMINATION (CEQA)
Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS
Tentative Map Revision Required: ☒
Exhibit Map Revision Required: ☐
Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☒

Revised Application Required: ☒ Other Holds (see below): ☐

PM 071910 Requested Incentives Housing Permit No. 201300002			
Development Standards		**Required**	**Proposing**
Table D Incentives (on-menu, max 3)	Side Setback (max 20% reduction)	5 ft	Parcel 1- 4 ft west side (20% reduction)
	Lot Size (max 50% reduction)	5,000 sq ft	Parcel 1- 3,209 sq ft (36% reduction)
	Lot Width (max 50% reduction)	50 ft	Parcel 1- 35 ft (30% reduction)
Additional Incentives (off-menu, max 3)	Frontage	Same as average width	Parcel 1- 35 ft Parcel 2- 15 ft
	Side Setbacks	5 feet	Parcel 1- 3 ft east side setback (40% reduction)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 071910 (Rev.) TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

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

(1) As previously requested, provide an approved hydrology report and Low Impact Development Plan. Please see attached Drainage review sheet (Comments 1 and 3) for comments and requirements.

(2) Please see attached Grading review sheet for comments and requirements.

(3) A revised tentative map and a revised exhibit map is required to show the following additional items:

- Please see attached Drainage review sheet (Comment 2) for comments and requirements.

HCW

Prepared by John Chin Phone (626) 458-4918 Date 03-10-2014

pm71910L-rev2.doc
http://planning.lacounty.gov/case/view/r2013-00955/

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

PARCEL MAP NO. 71910

TENTATIVE MAP DATED 02/11/14
EXHIBIT MAP DATED 02/11/14

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Show slopes for existing and proposed streets and/or driveways. Provide a drainage/grading covenant for any offsite work.

    - The latest Hydrology Report was reviewed on 03/05/14 and was not approved.

2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines , existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.

3. A Low Impact Development (LID) Plan (as part of the hydrology report) is required prior to the tentative approval of the map.

    - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

By _____ Date 03/06/14 Phone (626) 458-4921
Ernesto J Rivera

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 071910 (Rev.)

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

It is recommended that this tentative map and/or exhibit 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. Approval of the latest hydrology report by the Storm Drain and Hydrology Section of Land Development Division.

IN
Name Imelda Ng Date 03-06-2014 Phone (626) 458-4921

pm71910g-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 071910 (Rev.)

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 02-26-2014

pm71910L-rev2.doc
http://planning.lacounty.gov/case/view/r2013-00955/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 071910 (Rev.)

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. 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, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveway 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.

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.

HW

Prepared by John Chin Phone (626) 458-4918 Date 03-~~0~~10-2014

pm71910L-rev2.doc
http://planning.lacounty.gov/case/view/r2013-00955/

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
__ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 71910
SUBDIVIDER Dream America Community Development Corp.
ENGINEER DRC Engineering
GEOLOGIST ---
SOILS ENGINEER GSS Engineering, Inc.

TENTATIVE MAP DATED 2/11/14
LOCATION Willowbrook
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE 4/5/12

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Soils Engineering report may be required prior to approval of building or grading plans
- Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
- The Soils Engineering review dated 3-6-14 is attached.

Prepared by _____ Ricardo Lopez-Maldonado
Reviewed by _____ Charles Nestle
Date 6 March 2014

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

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 ---
Job Number LX001129
Sheet 1 of 1

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
1 Engineer/Architect

Tentative Map (Parcel) 71910
Location 119th Street, Willowbrook
Developer/Owner Dream America Community Development Corporation
Engineer/Architect DRC Engineering, Inc.
Soils Engineer GSS Engineering, Inc. (GSS-1768-1)
Geologist ---

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning **2/11/14 (rev.)**
Soils Engineering Report Dated 4/5/12
Previous Review Sheet Dated 10/31/13

ACTION:

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

REMARKS:

Submit the following items to the Soils Section at the grading plan stage:

1. Two sets of grading plans for verification of compliance with County codes and policies. The Soils Engineer of record must review the grading plans and sign and stamp the plans in verification of his recommendations. Original manual signature and wet stamp are required.
2. An update soils report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year to verify the validity and applicability of the original soils report.
3. An electronic copy of the geotechnical report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, date of registration expiration, and date of signing.

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
Exp. 6-30-15
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by Jeremy Wan Date 3/6/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/ldd/cmedsurvey.
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.
P:\amepub\Development Review\Soils Review\Jeremy\PR 71910, 2026 E. 119th Street, Willowbrook, TPM-A_3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

PARCEL MAP NO. 71910

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

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

1. Make an offer of private and future right of way 10 feet beyond the existing right of way dedication along the property frontage on 119th Street. Portion of this offer may be dedicated to accommodate a standard driveway with sidewalk transitions that meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

2. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

3. Reconstruct the driveway to meet current ADA requirements to the satisfaction of Public Works.

4. Repair any damaged improvement during construction along the property frontage on 119th Street to the satisfaction of Public Works.

5. Execute a covenant for private maintenance of curb/parkway drains and landscaping within the public right of way, if any, to the satisfaction of Public Works.

6. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.

7. Plant street trees along the property frontage on 119th Street to the satisfaction of Public Works.

8. 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.

DGR

Prepared by Diego Rivera Phone (626) 458-4921 Date 02-18-2014
pm71910r-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 71910 (Rev.)

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

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

- The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewer may be necessary to meet this requirement.

Prepared by Tony khalkhali Phone (626) 458-4921 Date Rev. 03-06-2014
pm71910s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

PARCEL MAP NO. 71910 (Rev.)

TENTATIVE MAP DATED 02-11-2014
EXHIBIT MAP DATED 02-11-2014

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

- A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 03-06-2014

pm71910w-rev2.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71910 Map Date: February 11, 2014 - Ex A

C.U.P. _____ Vicinity: 0581C

☐ **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) 881ï 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 ñPrivate Driveway and Firelaneò 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 ñVery High Fire Hazard Severity Zoneò (formerly Fire Zone 4). A ñPreliminary Fuel Modification Planò shall be submitted and approved prior to Tentative 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 approved address numbers and Department of Public Works approved street signs 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: **The Private Driveway and Fire Lane as shown on the Exhibit Map is adequate. The Fire Department recommend approval of this project as presently submitted.**

By Inspector: *Juan C. Padilla* Date March 11, 2014

Land Development Unit ï Fire Prevention Division ï (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 71910 Map Date: February 11, 2014 - Ex A

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6òx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test performed by Golden State Water Company dated 04-16-12, the existing public fire hydrant meet the Fire Deparment requirements.**

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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date March 11, 2014

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **71910**	DRP Map Date: **02/11/2014**	SCM Date: **/ /**	Report Date: **03/11/2014**
Park Planning Area # **22**	**WILLOWBROOK / WEST COMPTON**		Map Type: **TENTATIVE**

Total Units **2** = Proposed Units **2** + Exempt Units **0**

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:	**0.02**
IN-LIEU FEES:	**$3,966**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $3,966 in-lieu fees.

Trails:

No trails.

Comments:

****Advisory:**

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

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

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

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 2nd
March 10, 2014 15:20:22
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **71910**	DRP Map Date: **02/11/2014**	SMC Date: / /	Report Date: **03/11/2014**
Park Planning Area # **22**	**WILLOWBROOK / WEST COMPTON**		Map Type: **TENTATIVE**

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 **2** = Proposed Units **2** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**4.06**	**0.0030**	**2**	**0.02**
M.F. < 5 Units	3.11	0.0030	0	0.00
M.F. >= 5 Units	2.83	0.0030	0	0.00
Mobile Units	2.70	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.02**

Park Planning Area = **22** **WILLOWBROOK / WEST COMPTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	$198,281	**$3,966**

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
0.02	0.00	0.00	0.02	$198,281	**$3,966**

Supv D 2nd
March 10, 2014 15:20:29
QMB01F.FRX

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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Parcel Map No.071910

Vicinity: Willow Brook

Tentative Parcel Map Date: February 11, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Parcel Map 071910** based on the use of public water (Golden state 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. Prior to final map approval, please forward a copy of the "Will Serve" letter from the water purveyor to this Department.

Prepared by: Vicente Banada V.B Phone: (626) 430-5381 Date: February 25, 2014