



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

**PROJECT NUMBER**

R2013-02483

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 072311  
Community Standards District Modification No. 201300004  
Environmental Assessment No. 201300205

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Kuei Yueh / Ramon Ranquillo

**MAP/EXHIBIT  
DATE:**

9/19/13

**SCM REPORT  
DATE:**

10/3/13

**SCM DATE:**

10/10/13

**PROJECT OVERVIEW**

A request to demolish an existing single family home to create two residential lots in the unincorporated community of East Pasadena-East San Gabriel. A CSD modification for a reduced lot width of 54 feet is also requested.

**MAP STAGE**

Tentative:       Revised:       Amendment:       Amended :   
Exhibit "A"      Modification to :       Other:   
Recorded Map

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (requires a fee):

**LOCATION**

8828 Ardendale Avenue, East Pasadena-East San Gabriel

**ACCESS**

Ardendale Avenue

**ASSESSORS PARCEL NUMBER(S)**

5381-027-048

**SITE AREA**

0.38 acres (net) / 0.43 acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

South Santa Anita-  
Temple City

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

1 – Low Density Residential (1-6 du/ac)

**ZONE**

R-A – Residential Agricultural

**PROPOSED UNITS  
(DU/AC)**

4.65/gross ac

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

6du/gross ac

**COMMUNITY STANDARDS DISTRICT**

East Pasadena-San Gabriel

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending initial study

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Chris Robertson (213) 974-6433 <a href="mailto:crobertson@planning.lacounty.gov">crobertson@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required: Other Holds (see below): 

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

- The initial study must be completed. Please be advised that mitigation may be required if the project will have unanticipated environmental impacts. Please provide one copy of all reports/studies submitted to other departments. This information will assist staff in preparing the environmental analysis.
- Minor Map Revisions:
  - A separate exhibit is not required for the CSD modification since you are only requesting a modification to the lot width requirement. Add a note on the tentative map specifying why you are requesting the CSD modification.
  - The net and gross area are the same. These numbers should be different. Add a note to specify how gross area is calculated (to the street centerline).
  - Demarcate where the front yard setback is located per the average front yard setback calculation.
  - Add a note specifying the height of the water fountain.
  - Add a note that the over height portion of the fence will be removed prior to final map.
- **Deadline to submit revisions: December 10, 2013**
  - Provide 5 copies of the revised tentative map.
  - Outstanding reports, studies, etc. should be provided directly to the requesting department.
  - Submit one full size draft plan to the case planner 3 weeks before the deadline to submit revisions so that the planner can review the plans for completeness.
  - Contact the case planner directly with any questions or concerns.

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) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (3) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (4) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. 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.
  - b. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
  - c. Please see attached Road review sheet for comments and requirements.
  - d. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 10-01-2013

pm072311L-new.doc

<http://planning.lacounty.gov/case/view/r2013-02483/>

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:

A revised tentative map is required to show the following additional items.

- a. Show on the tentative map the existing right of way and improvements on Ardendale Avenue and the necessary pavement transition into the proposed improvements along the project frontage.
- b. Construct street improvements along the property frontage on Ardendale Avenue to include base, pavement, curb and gutter 18 feet from the centerline, sidewalk ( 5 feet minimum, adjacent to the property line) and drainage improvements to the satisfaction of Public Works.
- c. Call out the existing property line annotation "P/L" on all the project site perimeter.
- d. Please identify all the easements and label them as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
- e. Dimension the existing typical section and provide the proposed typical section for Ardendale Avenue along the property frontage.
- f. Show the remaining portion of the driveway to the existing building.
- g. Please indicate the disposition of the existing driveways into the project site on Ardendale Avenue.

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. 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) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map is required to show the following additional items:
  - a. Show location of existing sewer main lines to serve the proposed development.
  - b. Show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection to the existing public sewer system.
  - c. 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.



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



Prepared by Tony Khalkhali  
pm72311w-new.doc

Phone (626) 458-4921

Date 09-25-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 072311

TENTATIVE MAP DATED 09-03-2013

- 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  
pm072311L-new.doc  
<http://planning.lacounty.gov/case/view/r2013-02483/>

Phone (626) 458-4918

Date 09-23-2013

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. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. 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.
10. 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.
11. 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.
12. 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 09-23-2013

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<http://planning.lacounty.gov/case/view/r2013-02483/>



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

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

PARCEL NO.: 072311

TENTATIVE MAP DATE: 09/03/2013

EXHIBIT MAP DATE: 09/03/2013

**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 09/24/13 Phone (626) 458-4921  
**Hazel Paraoan**

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) 458-7989

DISTRIBUTION  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

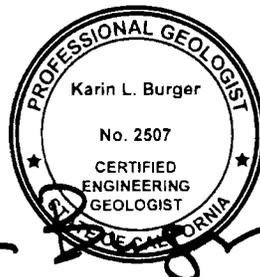
TENTATIVE PARCEL MAP 072311  
SUBDIVIDER Hsu  
ENGINEER CalLand Engineering, Inc.  
GEOLOGIST ---  
SOILS ENGINEER ---

TENTATIVE MAP DATED 3 Sept 2013  
LOCATION San Gabriel  
GRADING BY SUBDIVIDER [ N ] (Y or N)  
REPORT DATE ---  
REPORT DATE ---

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 reports may be required prior to approval of building plans.
- The Soils Engineering review dated 9-24-13 is attached.



Reviewed by Karin Burger Date September 24, 2013

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 ---  
PCA LX001129  
Sheet 1 of 1

**Ungraded Site Lots**

Tentative Parcel Map 72311  
Location Ardendale Avenue, San Gabriel  
Developer/Owner Hsu  
Engineer/Architect Calland Engineering, Inc.  
Soils Engineer ---  
Geologist ---

**DISTRIBUTION:**

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

Review of:

Tentative Parcel Map Dated by Regional Planning 9/3/13

**ACTION:**

Tentative Map feasibility is recommended for approval.



Prepared by \_\_\_\_\_ Date 9/24/13

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

**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 72311. Ardendale Avenue. San Gabriel. TPM-A 1.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
TRACT/PARCEL MAP NO. 072311

Page 1/1

TENTATIVE MAP DATED 09/03/2013  
EXHIBIT MAP DATED 09/03/2013

Approval of this map pertaining to grading is recommended with no conditions.



Name Nazem Said Date 09/12/13 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(6-27-13).doc

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

**Preliminary Conditions**

1. Dedicate right of way 30 feet from the centerline on Ardendale Avenue (if not already dedicated) to the satisfaction of Public Works.
2. Construct street improvements along the property frontage on Ardendale Avenue to include base, pavement, curb and gutter 18 feet from the centerline, sidewalk (5 feet minimum, adjacent to the property line) and drainage improvements to the satisfaction of Public Works.
3. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Construct transition improvements on Ardendale Avenue adjacent to the property to the satisfaction of Public Works.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Ardendale Avenue.
6. Plant street trees along the property frontage on Ardendale Avenue to the satisfaction of Public Works.
7. The typical sections shown are not necessarily approved.
8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. 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.
10. Install postal delivery receptacles in groups to serve two or more residential units.





**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: PM 72311 Map Date: September 03, 2013

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 "Preliminary Fuel Modification Plan" 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 Fire Department has no access requirements at this time since no structures are proposed. Further review of access compliance will be performed by the Fire Department prior to the issuance of any building permit for any future structures in the future lots.**

By Inspector: Juan C. Padilla Date October 2, 2013

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 72311 Map Date: September 03, 2013

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 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 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 1 public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 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: **Submit an original fire flow availability form, FORM 195, to our office prior to Tentative Map clearance. Show all existing public fire hydrant(s) within 300ft of the lot frontage. The closest existing public fire hydrant to the lot frontage shall be fire flowed and tested.**

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 October 2, 2013

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 #	<b>72311</b>	DRP Map Date:	<b>09/03/2013</b>	SCM Date:	<b>10/10/2013</b>	Report Date:	<b>09/30/2013</b>
Park Planning Area #	<b>42</b>		<b>WEST SAN GABRIEL VALLEY</b>			Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$4,359</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$4,359 in-lieu fees.

Trails:

No trails.

Comments:

Proposing one single family unit with one existing house to be removed

\*\*\*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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72311</b>	DRP Map Date:	<b>09/03/2013</b>	SMC Date:	<b>10/10/2013</b>	Report Date:	<b>09/30/2013</b>
Park Planning Area #	<b>42</b>	WEST SAN GABRIEL VALLEY		Map Type:	<b>TENTATIVE</b>		

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	1	0.01
M.F. < 5 Units	2.27	0.0030	0	0.00
M.F. >= 5 Units	2.42	0.0030	0	0.00
Mobile Units	0.99	0.0030	0	0.00
Exempt Units			1	
<b>Total Acre Obligation =</b>				<b>0.01</b>

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$435,907	<b>\$4,359</b>

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$435,907	<b>\$4,359</b>



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Tentative Tract Map No.072444

Vicinity: Azusa

Tentative Tract Map Date: September 3, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072444** based on the use of public water (City of Azusa) and public sewer (Los Angeles County Sanitation District) as proposed. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: September 13, 2013

M.T.