



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

PROJECT NUMBER

TR060358-(4)

HEARING DATE

N/A

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 060358
Housing Permit No. 201300009
Environmental Assessment No. 200500125

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
CDC / Abell Helou Homes	11/10/15	12/08/15	12/17/15

PROJECT OVERVIEW

- Subdivision: To create 24 single-family lots and three private drive/fire lane lots on 2.5 gross (2.1 net) acres.
- Housing Permit: A discretionary housing permit to set aside four single-family lots (22%) for lower-income households to receive a density bonus six additional lots (33%) for a total of 24 lots (20 market rate, 4 affordable). Requested incentives include reduced lot area, lot width, and reduced setbacks.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit %~~A~~+ Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): **5th Revision**

LOCATION

1236 and 1244 Galemont Avenue, Hacienda Heights

ACCESS

Galemont Avenue

ASSESSORS PARCEL NUMBER(S)

8218-021-900, -901, -902, -903, -904

SITE AREA

2.5 gross (2.1 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9 (Residential 9- 0-9 dwelling units/net acre)

ZONE

R-1 (Single Family Residence)

PROPOSED UNITS (DU/AC)

24 UNITS (11.4 DU/AC)

MAX DENSITY (DU/AC)

18 UNITS (8.6 DU/AC) per R-1 Zone

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration (pending circulation of Initial Study)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Jui Ing Chen (213) 351-5120 jchen@parks.lacounty.gov

Public Health

Cleared

Vicente Banada (626) 430-5382 ybanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit A+Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING HOLDS & COMMENTS

Tentative Map:

1. The private driveway lots (Lots 25-27) are proposed to be held in undivided interest+separately by lots 25 through 24,+ lots 11 through 20,+ and lots 1 through 10+ respectively. This may create future problems regarding payment for maintenance and tax collection. Staff recommends changing this arrangement to one of the following:
 - a. Changing the private driveway lots to private driveway easements
 - b. The creation of between one and three HOAs or street maintenance associations to maintain the proposed private driveway lots
2. Construction Note No. 5 requests permission to vacate the excess right-of-way for Galemont Avenue. However, this note seems to have also been applied to an existing County road easement, not the right-of-way. Please clarify this discrepancy.

Exhibit A+Map:

3. This map is currently labeled Information Only Map.+ Due to the housing permit request, it should be labeled as Exhibit Aq+
4. Staff recommends moving the primary pedestrian access of Lot 21 from the private driveway to Galemont Avenue. Staff also recommends that the location of pedestrian walkways adjacent to the private driveways be indicated.

Density Bonus:

1. The R-1 Zone allows a maximum of 18 units on the project site. The applicant is applying for a 33% density bonus (24 units), which requires a minimum lower-income set-aside of 19%. The applicant proposes to dedicate 4 units as lower-income housing, which at 22% exceeds this threshold (County Code Sec. 22.52.1830). The dedication of 22% of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting three incentives, which means that the third incentive is treated as a waiver or modification of development standards,+which requires a discretionary housing permit (Sec. 22.52.1860).

List of requested incentives (modifications):

2. A minimum of 5,000 square feet per lot is required. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an off-menu+incentive (currently Lots 1-9, 12-19, and 21-23).
3. A minimum of 50 average lot width is required. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an off-menu+incentive (currently Lots 2-9, 12-19, and 21).
4. A reduced rear-yard setback is proposed for Lot 20. A proposed wall height of 8 feet is also along the southern property boundary. This wall, together with the rear-yard setback of 10 feet (which exceeds a 20% reduction), mean that reduced setbacks for this project will be considered an off menu+incentive.

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 evidence that the Department of Regional Planning will support waiving the street frontage requirement for Lots 2-9, 12-19, and 22-24.
2. As previously requested, please provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for requirement.

HW
Prepared by *AC* Aissa Carrillo
tr60358-rev5.doc
<http://planning.lacounty.gov/case/view/tr060358/>

Phone (626) 458-3126

Date 12-08-2015

TENTATIVE MAP DATED 11-10-2015
EXHIBIT MAP DATED 11-10-2015

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

- 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 building.

Prepared by Tony Khalkhali
tr60358w-rev5.doc

Phone (626) 458-4921

Date 12-03-2015

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


Prepared by Aissa Carrillo
tr60358-rev5.doc
<http://planning.lacounty.gov/case/view/tr060358/>

Phone (626) 458-3126

Date 12-08-2015

The following report 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, Underground 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. The street frontage requirement for Lots 2-9, 12-19, and 22-24 needs to be waived by the Advisory Agency.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. 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 Aissa Carrillo

Phone (626) 458-3126

Date 12-08-2015

tr60358-rev5.doc

<http://planning.lacounty.gov/case/view/tr060358/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 60358

TENTATIVE MAP DATE: 11/10/15
EXHIBIT MAP DATE: 1/10/15

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Hydrology Study which was approved on 09/29/15 to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

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

Name *Ernesto Rivera* Date 12/07/15 Phone (626) 458-4921
Ernesto J Rivera

Tract / Parcel Map	<u>60358</u>	Tentative Map Dated	<u>11/10/15</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	_____	Location	<u>Hacienda Heights</u>	APN	_____
Geologist	---	Developer/Owner	<u>Abell-Helou</u>		
Soils Engineer	---	Engineer/Arch.	<u>John B. Abell Inc.</u>		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: 12/10/13, 8/29/03
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

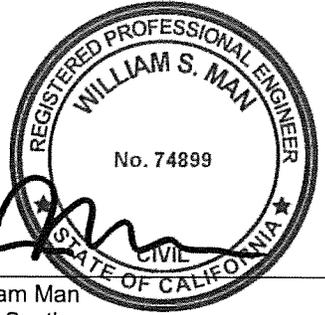
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 1-24 refer to reports by Coast Geotechnical, dated 12/10/13."
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by



 William Man
 Soils Section



Ricardo Lopez-Maldonado
Geology Section

Date 12/3/15

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the State of California Department of Fish and Wildlife, and State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).
4. If deemed applicable, submit a covenant or a letter of permission to enter and construct (briefly describe the improvement).
5. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.
6. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

7. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
8. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
9. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

Name Nazem Said  Date 12/1/15 Phone (626) 458-4921

\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 060358\GR 060358\2015-11-16 TTR 060358 SUBMITTAL

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

1. Permission is granted to vacate the excess right of way on Galemont Avenue providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
2. Dedicate right of way 30 feet from centerline including a standard off-set cul-de-sac bulb along the property frontage on Galemont Avenue. 2 feet of additional right of way is required along the property frontage.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Galemont Avenue.
4. Construct driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Remove the existing chain link fence from the dedicated and to be dedicated right of way on Galemont Avenue to the satisfaction of Public Works.
6. Construct curb, gutter, base, and pavement including a standard cul-de-sac with a minimum turnaround radius of 32 feet on Galemont Avenue to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from centerline along the property frontage on Galemont Avenue.
7. Construct sidewalk adjacent to the property line along the property frontage on Galemont Avenue to the satisfaction of Public Works.
8. Plant street trees along the property frontage on Galemont Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any, to the satisfaction of Public Works.
10. Repair any damaged improvements during construction to the satisfaction of Public Works.
11. Comply with the following street lighting requirements or as otherwise modified by Public Works:

- a. Provide street lights on concrete poles with underground wiring along the property frontage on all Galemont Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
 13. If applicable, an assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

PC

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. If needed, dedicate sanitary sewer easement for sewer maintenance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358

MAP DATE: November 10, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358

MAP DATE: November 10, 2015

PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Per the fire flow test performed by San Gabriel Valley Water Company dated 07-26-13, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. Relocate 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
7. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358

MAP DATE: November 10, 2015

-
8. All relocated fire hydrant shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
 9. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or striping shall be required prior to occupancy.
 10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 12. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	60358	DRP Map Date: 11/10/2015	SCM Date: 12/17/2015	Report Date: 12/08/2015
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type: REV. (REV RECD)

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:	0.26
IN-LIEU FEES:	\$63,161

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$63,161 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: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60358	DRP Map Date: 11/10/2015	SMC Date: 12/17/2015	Report Date: 12/08/2015
Park Planning Area #	9	HACIENDA HEIGHTS	Map Type: REV. (REV RECD)	

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	3.64	0.0030	24	0.26
M.F. < 5 Units	2.61	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.26

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.26	\$242,927	\$63,161

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
0.26	0.00	0.00	0.26	\$242,927	\$63,161



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Interim Director

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

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December 9, 2015

Tentative Tract Map No. 060358

Vicinity: Hacienda Heights

Tentative Tract Map Date: November 10, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060358** based on the use of public water (San Gabriel Valley Water) and public sewer as proposed for wastewater disposal. A copy of a current signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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