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

PROJECT NUMBER
04-148

HEARING DATE
TBD

REQUESTED ENTITLEMENTS
Amended Exhibit Map No. TR061059-1

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Frank Wen/John Wang, Tritech	9/15/15	10/15/15	10/22/15

PROJECT OVERVIEW
Relocation of five detached condominiums on one multi-family lot

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

MAP STATUS
Initial: ☐ 1st Revision: ☐ 2nd Revision: ☒ 3rd Revision (requires a fee): ☐

LOCATION
7909 Arroyo Drive, Rosemead

ACCESS
Arroyo Drive

ASSESSORS PARCEL NUMBER(S)
APN 5275-008-017

SITE AREA
0.68 acre (gross and net)

GENERAL PLAN / LOCAL PLAN
General Plan

ZONED DISTRICT
South San Gabriel

SUP DISTRICT
1st

LAND USE DESIGNATION
1-Low Density Residential (1-6 du/ac)

ZONE
A-1

CSD
South San Gabriel

PROPOSED UNITS (DU)
5 (Infill)

MAX DENSITY/UNITS (DU)
4

GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
2,164 cy cut, 229 cy fill, 1,935 cy export

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☒

1. Per the South San Gabriel CSD, confirm your Gross Structural Area (GSA). The square footage given for the garage does not match the dimensions shown on your map and plans. It appears the storage area adjacent to the garage was counted towards the garage square footage, this area needs to be subtracted from the garage area and added to the total floor area. This will give you a GSA greater than the maximum of 7,000.
2. As previously stated, please redesign to meet the maximum GSA of 7,000 SF. You may also apply for a variance to modify the GSA requirements, however, approval is not guaranteed.
3. Provide a tableon your floor plans of the square footage calculations of each room and floor to show how you reached the GSA.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. ***You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.*** *Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061059 (Rev.) TENTATIVE MAP DATED 12-26-2006
AMENDED EXHIBIT MAP DATED 09-15-2015

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

1. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

2. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.

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

   a. Please see attached Sewer review sheet (Comment 2) for comments and requirements.

HW TM

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 10-13-2015

tr61059L-rev2(amended exh map dated 09-15-15).doc
http://planning.lacounty.gov/case/view/04-148/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 061059-1 (Rev.) AMENDED EXHIBIT MAP DATED 09-15-2015

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

(1) As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

(2) A revised exhibit map is required to show the following additional items:

a. Sewer main line easement width shall be minimum 10 feet with vehicular access (2nd request).

b. 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.

(3) This is not a denial comment, but for your information:

a. As previously requested, prior to final map clearance for map recordation, the subdivider shall submit an updated sewer area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The approved area study (PC 11859AS, dated 09-15-2005) expired 2 years after date of approval. 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.

Prepared by Vilong Truong Phone (626) 458-4921 Date 10-13-2015
tr61059s-exh map-rev2.doc

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

TRACT NO. 061059 (Rev.)

TENTATIVE MAP DATED 09-15-2015
EXHIBIT MAP DATED 09-15-2015

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

1. Provide "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 Phone (626) 458-4921 Date 10-08-2015

TK tr61059-1wa-rev2.doc

TRACT NO. 061059 (Rev.) TENTATIVE MAP DATED 12-26-2006
AMENDED EXHIBIT MAP DATED 09-15-2015

- 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 Teni Mardirosian Phone (626) 458-4910 Date 10-13-2015

tr61059L-rev2(amended exh map dated 09-15-15).doc
http://planning.lacounty.gov/case/view/04-148/

TENTATIVE MAP DATED 12-26-2006
EXHIBIT MAP DATED 09-15-2015

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

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

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

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

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

4. In lieu of establishing the final specific locations of structures on each lot/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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

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, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

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

12. Remove existing structures prior to final map approval. Demolition permits and final sign off are required from the Building and Safety office.

13. 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.

14. 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.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. 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 TM

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 10-13-2015

tr61059L-rev2(amended exh map dated 09-15-15).doc
http://planning.lacounty.gov/case/view/04-148/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 061059

TENTATIVE MAP DATE: 12-26-2006
EXHIBIT MAP DATE: 09-15-2015

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study Plan, which was conceptually approved on 01-29-2007 to the satisfaction of the Department of Public Works.

Name _____ Date 10-07-2015 Phone (626) 458-4910
Teni Mardirosian

P:\Idpw SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-TR061059-Rev2.doc

PCA L0610590/A868
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map	61059	**Tentative Map Dated**	**9/15/15** (Amendment)	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	2,164 yd³	**Location**	Arroyo Drive, South San Gabriel	**APN**	
Geologist	---	**Subdivider**	Wen		
Soils Engineer	Quartech Consultants	**Engineer/Arch.**	Tritech Engineering Associates		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated: 3/6/08
Geotechnical Report(s) Dated:
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

At the grading plan stage, submit an updated soils report and grading plans to GMED for verification of compliance with County Codes and policies.

Prepared by

Karen Mendez
Soils Section

REGISTERED PROFESSIONAL ENGINEER
BRIAN D. SMITH
No. 69541
CIVIL
STATE OF CALIFORNIA

Ricardo Lopez-Maldonado
Geology Section

Date 10/8/15

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\061059, South San Gabriel, TTM-A_5.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 061059

TENTATIVE MAP DATED 09-15-2015
EXHIBIT MAP DATED 09-15-2015

There are no changes to the grading conditions required for the revised exhibit map.

Name Nazem Said Date 9/29/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 061059\GP 061059\2015-09-17 TTR 061059 SUBMITTAL

We have no objection to the amendment requests. Comply with all other previously approved conditions to the satisfaction of Public Works:

1. Dedicate the right to restrict vehicular access on Arroyo Drive.

2. Dedicate vehicular access rights on Steddom Drive.

3. Close the existing driveway with standard curb, gutter, and full-width sidewalk along the property frontage on Arroyo Drive.

4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Arroyo Drive.

5. Plant Street trees along the property frontage on Arroyo Drive.

6. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Arroyo Drive and Steddom Drive 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.

7. Underground all existing service lines and distribution lines that are less than 50KV and 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.

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.

Prepared by Omar Ahmed OA Phone (626) 458-4921 Date 10-13-2015

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

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

PROJECT: TR 61059 MAP DATE: September 15, 2015 ï Amendment to Exhibit Map

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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 clear to the sky all weather access.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The driveway required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.

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.

Reviewed by: Juan Padilla Date: October 14, 2015

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

PROJECT: TR 61059 MAP DATE: September 15, 2015 ï Amendment to Exhibit Map

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PROJECT
CONDITIONS OF APPROVAL

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

2. The on-site private driveways shall provide a minimum paved unobstructed width of 26 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 or prior to occupancy.

3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.

4. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

5. The required fire flow from the public fire hydrant adjacent to the development at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

6. Submit a new fire flow availability form, FORM 195, prior to building permit issuance. Submit concurrently with the architectural plan to the jurisdictional Building and Safety office for review and acceptance.

Reviewed by: Juan Padilla Date: October 14, 2015

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

PROJECT: TR 61059 MAP DATE: September 15, 2015 ï Amendment to Exhibit Map

7. An approved automatic fire sprinkler system is required for the proposed buildings within this development in compliance with the County of Los Angeles Building and Fire Codes.

8. The driveway 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.

9. The proposed driveway 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.

Reviewed by: Juan Padilla Date: October 14, 2015

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **61059**	DRP Map Date: **09/15/2015**	SCM Date: **10/22/2015**	Report Date: **09/15/2015**
Park Planning Area # **6**	**WHITTIER NARROWS**		Map Type: **REV. (REV RECD)**

Total Units **5** = Proposed Units **4** + Exempt Units **1**

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:	**0.04**
IN-LIEU FEES:	**$12,466**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $12,466 in-lieu fees.

Trails:

No trails.

Comments:

Project proposes five (5) detached condominium units; One (1) existing single family home to be demolished; Net increase of four (4) units.

*****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 King
Kathline J. King, Chief of Planning

Supv D 1st
September 29, 2015 08:42:50
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **61059**	DRP Map Date: **09/15/2015**	SMC Date: **10/22/2015**	Report Date: **09/15/2015**
Park Planning Area # **6**	**WHITTIER NARROWS**		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 **5** = Proposed Units **4** + Exempt Units **1**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.71**	**0.0030**	**4**	**0.04**
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	3.05	0.0030	0	0.00
Mobile Units	3.52	0.0030	0	0.00
Exempt Units			**1**	
			Total Acre Obligation =	**0.04**

Park Planning Area = **6 WHITTIER NARROWS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	$311,649	**$12,466**

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**
0.04	0.00	0.00	0.04	$311,649	**$12,466**

Supv D 1st
September 29, 2015 08:42:58
QMB01F.FRX

COUNTY OF LOS ANGELES
Public Health

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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 9, 2015

Amended Exhibit Map No. 061059-1

Vicinity: Rosemead

Amended Exhibit Map Date: September 15, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Exhibit Map 061059-1** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed for the tentative tract map 061059. This Department recommends approval of the amended exhibit map.

Prepared by:

MICHELLE TSIEBOS, REHS, MPA, DPA M.T
Chief Environmental Health Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5380 • FAX (626) 813-3016