



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

PROJECT NUMBER **HEARING DATE**
04-148 TBD

REQUESTED ENTITLEMENTS
Amended Exhibit Map No. TR061059

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Frank Wen (John Wang, Trittech)	5/6/2014	6/5/2014	6/12/2014

PROJECT OVERVIEW

Relocation of 5 detached condominiums on one multi-family lot.

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):

LOCATION

7909 Arroyo Drive, Rosemead

ACCESS

Arroyo Drive

ASSESSORS PARCEL NUMBER(S)

5275-008-017

SITE AREA

0.68 acre (gross and net)

GENERAL PLAN / LOCAL PLAN

Countywide

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, CUBIC YARDS (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

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626)430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit ~~%A~~+Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the Amended Exhibit Map. Additional information is required. Please read below for further details.

Exhibit Map:

1. The application and exhibit state an export of 1,935 cubic yards. Provide the ~~%export~~+location of 1,935 cy. Please be advised that depending on the export location, a solid-fill CUP may be required.
2. The Legend indicates ~~%proposed~~ guest parkings+. Depict the guest parking spaces. If guest parking spaces are not proposed, remove the item from the Legend.
3. Under the Notes section, 18 parking spaces are proposed. Where are the 18 parking spaces?
4. The cross section for Arroyo Drive is incorrect: ~~8qand 20q~~total 28 feet and not ~~40q~~from the centerline.
5. Clearly label the private driveway and fire lane.
6. Clearly depict the private driveway and fire lane. The private driveway and fire lane shall be clear to the sky.

Community Standards District:

7. Per the South San Gabriel CSD, provide the GSA and lot coverage calculations.
8. Per the CSD, provide the front yard landscaping calculations.
9. The front yard setback analysis is incorrect. Staff calculates a minimum 32 feet front yard setback. Submit a revised front yard setback analysis.
10. Ensure the project complies with all guidelines and requirements of the CSD.

Administrative/Other:

11. Provide a copy of the recorded grant deed. The owner's ~~q~~ name on the application does not match the owner's ~~q~~ name in our database system.
 12. Complete the Oak Tree Statement of the application. Ensure to check one of the three boxes.
 13. Provide at least 6 current (within the last 3 months) color photos of the property.
 14. Provide 2 sets of floor plans and elevations.
-

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)
- Any other additional 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 strongly encouraged to contact the case planner and discuss the map revision and other materials.

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. The sewer area study shall be submitted directly to Public Works.
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 for comments and requirements.
4. A revised exhibit map is required to show the following additional items:
 - a. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

HCW *JJC*
Prepared by John Chin
tr61059L-new(amended exh map dated 05-06-14).doc
<http://planning.lacounty.gov/case/view/04-148/>

Phone (626) 458-4918

Date 06-02-2014

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

- (1) 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 exhibit map is required to show the following additional items:
 - a. Sewer main line easement width shall be minimum 10 feet with vehicular access.
 - b. Show any off-site improvements required by the approved area study, if any.


Prepared by Tony Khalkhali

tr61059s-new.doc

Phone (626) 458-4921

Date 05-29-2014

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

- 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 parcel.



Prepared by Tony Khalkhali
tr061059w-new.doc

Phone (626) 458-4921

Date 05-29-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 061059 (Rev.)

TENTATIVE MAP DATED 12-26-2006
EXHIBIT MAP DATED 05-06-2014

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


tr61059L-rev1 Prepared by John Chin
tr61059L-new(amended exh map dated 05-06-14).doc
<http://planning.lacounty.gov/case/view/04-148/>

Phone (626) 458-4918

Date 06-02-2014

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

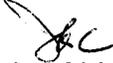
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. 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.
10. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map 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 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.

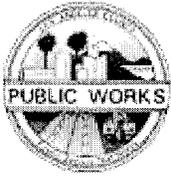
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose 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


Prepared by John Chin
tr61059L-new(amended exh map dated 05-06-14).doc
<http://planning.lacounty.gov/case/view/04-148/>

Phone (626) 458-4918

Date 06-02-2014



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

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

TRACT NO.: 061059

REVISED TENTATIVE MAP DATE: 05/06/14
AMENDED EXHIBIT MAP DATE: 05/06/14

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this amended exhibit map pertaining to drainage is recommended.

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study Plan which was conceptually approved on 01/29/07 to the satisfaction of the Department of Public Works.

Name  Date 05/27/2014 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) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 61059 _____
SUBDIVIDER _____ Fran Wen _____
ENGINEER _____ Trittech _____
GEOLOGIST _____ --- _____
SOILS ENGINEER _____ --- _____

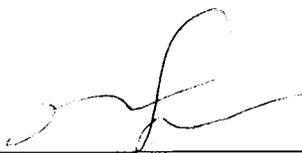
TENTATIVE MAP DATED _____ 5/6/14 _____
LOCATION _____ South San Gabriel _____
GRADING BY SUBDIVIDER [Y] (2,164 c.y.) _____
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5-22-14 is attached.

Prepared by


Ricardo Lopez-Maldonado

Reviewed by


Charles Nestle

Date 19 May 2014

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 61059
Location Arroyo Drive, South San Gabriel
Developer/Owner Frank Wen
Engineer/Architect Tritech Associates
Soils Engineer Quartech Consultants (08-023-001GE)
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Tract Map and Exhibit Dated 5/6/14 (rev.)
Soils Engineering Report Dated 3/6/08
Previous Review Sheet Dated 1/30/07

ACTION:

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

REMARKS:

At the grading plan stage, submit an updated soils report along with two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by _____ Date 5/22/14



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

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\Soils Review\Jeremy\TR 61059, Arroyo Drive, South San Gabriel, TTM-A_3.doc

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

Page 1/1

TENTATIVE MAP DATED 05/06/2014
EXHIBIT MAP DATED 05/06/2014

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

Name Nazem Said  Date 05/19/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 061059\GP 061059

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 61059 (Amend.)

Page 2/2

EXHIBIT MAP DATED 05-06-2014

that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Omar Ahmed^{OA}
Tr61059r-a1.doc

Phone (626) 458-4921

Date 05-29-2014



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: May 6, 2014 . Amendment to Exhibit Map

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

EXHIBIT MAP - HOLDS

1. This development is required to provide a minimum paved unobstructed driveway width of 20 feet, clear to sky, for fire apparatus access. Label such driveway as Private Driveway and Fire Lane on the Exhibit Map.
2. Provide a driveway profile of the Private Driveway and Fire Lane clearly indicating the proposed grades, including the angles of approach and departure at all changes in grade. Indicate compliance on the Exhibit Map.
3. Section B-B is incorrect. The section needs to be revised to include the stairs as shown and clearly dimension the width of the required Private Driveway and Fire Lane. Indicate compliance on the Exhibit Map.
4. Section E-E is incorrect. Remove the Fire Department turnaround label from this section, this was the previously approved location for the turnaround. Indicate compliance on the Exhibit Map.
5. Section G-G needs to include the required Fire Department turnaround as currently proposed with the current design. Provide the dimension and a label the turnaround within the section. Indicate compliance on the Exhibit Map.

CONDITIONS OF APPROVAL – ACCESS

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.



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: May 6, 2014 . Amendment to Exhibit Map

2. 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.
3. 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.
4. 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.

CONDITIONS OF APPROVAL - WATER

1. 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.
2. 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.
3. 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.

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 #	61059	DRP Map Date:	05/06/2014	SCM Date:	06/12/2014	Report Date:	06/03/2014
Park Planning Area #	6		WHITTIER NARROWS			Map Type:	AMENDMENT

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:	0.04
IN-LIEU FEES:	\$12,275

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,275 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 5 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 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: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	61059	DRP Map Date:	05/06/2014	SMC Date:	06/12/2014	Report Date:	06/03/2014
Park Planning Area #	6		WHITTIER NARROWS			Map Type:	AMENDMENT

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

(P)people 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	3.60	0.0030	4	0.04
M.F. < 5 Units	2.65	0.0030	0	0.00
M.F. >= 5 Units	2.73	0.0030	0	0.00
Mobile Units	2.67	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	\$306,864	\$12,275

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	\$306,864	\$12,275



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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 23, 2014

Amended Exhibit Map No. 061059

Vicinity: Rosemead

Amended Exhibit Map Date: May 6, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Exhibit Map 061059** 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 approves the amended exhibit map.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS M.T
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
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