



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

PROJECT NUMBER

TR065296-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 065296
Environmental Assessment No. T200600020

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Golden Elephant, LLC

**MAP/EXHIBIT
DATE:**

02-04-15

**SCM REPORT
DATE:**

03-05-15

SCM DATE:

03-12-15

PROJECT OVERVIEW

To subdivide three existing single-family parcels into nine single-family lots and one recreation lot on 1.87 acres.

MAP STAGE

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

MAP STATUS

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

LOCATION

15577 Denley Street, Hacienda Heights

ACCESS

Denley Street

ASSESSORS PARCEL NUMBER(S)

8218-017-052, -053, -074

SITE AREA

1.87 gross (1.45 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9

ZONE

R-1

**PROPOSED UNITS
(DU/AC)**

9

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

13

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

A determination of Negative Declaration was made on July 31, 2007. Since that time the project has become inactive. A new Initial Study and filing fees are required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

| <u>Department</u> | <u>Status</u> | <u>Contact</u> |
|--------------------|---------------|--|
| Regional Planning | Hold | Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov |
| Public Works | Hold | Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov |
| Fire | Hold | Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov |
| Parks & Recreation | Cleared | Clement Lau (213) 351-5120 clau@parks.lacounty.gov |
| Public Health | Hold | Michelle Tsiebos (626) 430-5382 mtsiebos@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 ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. The tentative map must be revised as indicated below. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

Environmental Determination:

Cleared Hold

1. Pending.

Administrative/Other:

Cleared Hold

1. Submit a written street frontage waiver request. The request must include reasonable justification as stipulated in § 21.24.040.
2. Provide a copy of the latest recorded grant deed for each parcel.
3. Provide the Articles of Incorporation, with the State seal, and proof of authorization to sign as the record owner, if the record owner of the project site is not a private individual (list of officers, members, etc.).
4. Provide a notarized copy of the *Ownership and Consent Affidavit*. The form is available at http://planning.lacounty.gov/assets/upl/apps/ownership-and-consent_affidavit_20100908.pdf
5. Provide a notarized *Affidavit of Easements*. The form is available at http://planning.lacounty.gov/assets/upl/apps/easements-of-record_affidavit_20081222.pdf
6. Provide at least 12 **color** photos of the interior of the property taken within the last 90 days.
7. Provide an updated 500-ft radius Land Use Map that identifies all physical land uses within the radial boundary.
8. Consider redesigning the single-family residence to avoid removal of the 72" tree established on Lot 3.

RESUBMITTAL INSTRUCTIONS

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

- A signed and dated cover letter describing all changes made to the map
- 5 Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"
- One (1) digital copy of the map/exhibit in PDF format
- Revision fee payment (for the 3^d revision and thereafter)
- Any other additional materials (such as a revised application) requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised 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. As previously requested, an approved sewer area study. Area study PC 12115AS is currently in plan check with Public Works and must be approved. Please see attached Sewer review sheet (Comment 1) for additional requirements.
2. As previously requested, provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for additional requirement.

HW



Prepared by Juan Sarda

Phone (626) 458-4919

Date 03-02-2015

tr65296L-rev5.doc

<http://planning.lacounty.gov/case/view/tr065296/>

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:

- Prior to tentative map approval the area study PC 12115AS currently in plan check with Public Works must be approved. 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 Tony Khalkhali
tr65296s-rev5.doc

Phone (626) 458-4921

Date 02-26-2015

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 lot.

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

1/1

TRACT NO. 065296 (Rev.)

TENTATIVE MAP DATED 02-04-2015

- 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 Juan Sarda

Phone (626) 458-4919

Date 03-02-2015

tr65296L-rev5.doc

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

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. The street frontage requirement for Lots #2, #3, #4, #5, #6, #7 and #8 needs to be waived by the Advisory Agency.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. 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.

HCW



Prepared by Juan Sarda

Phone (626) 458-4919

Date 03-02-2015

tr65296L-rev5.doc

<http://planning.lacounty.gov/case/view/tr065296/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 065296

TENTATIVE MAP DATE: 02-04-2015

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 conceptually approved on 11/20/07 to the satisfaction of Public Works with the exception to drainage concept note #4; instead, comply with the current LID Ordinance.

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  Date 02-05-2015 Phone (626) 458-4921
HAZEL PAROAN

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 65296 Tentative Map Dated 2/4/15 Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1,700 yd³ Location Hacienda Heights APN _____
Geologist --- Subdivider Golden Elephant, LLC
Soils Engineer T.K. Engineering Corp. Engineer/Arch. Engles Shen

Review of:
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 4/8/14
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 Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION AND ARE CORROSIVE TO FERROUS METALS.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Wtgyang Date 2/25/15

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:

1. Submit the following agency approvals:
 - 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).
2. Provide calculations for and show and call out the construction of all LID devices.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

DR

Name Diego Revira Date 2/5/2015 Phone (626) 458-4921
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 065296\GP 065296\2015-02-04 TTR 062596 SUBMITTAL

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

1. The request to waive street frontage is subject to approval by the Advisory Agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. If Department of Regional Planning waives the street frontage requirement, align the private driveway radially to the cul-de-sac bulb of Denley Street.
3. Permission is granted to maintain the existing right of way and improvements along the property frontage on Denley Street due to title limitations.
4. Additional right of way is required to accommodate a standard driveway along Denley Street that meets the Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Close any unused driveway with standard curb and gutter along the property frontage on Denley Street to the satisfaction of Public Works.
6. Repair any displaced or broken curb, gutter, and pavement damaged during construction along the property frontage on Denley Street.
7. Execute an encroachment covenant for any proposed parkway/curb drains or landscaping within public right of way to the satisfaction of Public Works.
8. 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 streets and highways to the satisfaction of Public Works. (If applicable add the following: The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County.) 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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.

9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
12. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. The applicant is encouraged to contact this office periodically to determine scheduling of any future County project.

PC

Prepared by Patricia Constanza
tr65296r-rev5.doc

Phone (626) 458-4921

Date 02-26-2015



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 65296

MAP DATE: February 04, 2015

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.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Submit a fire flow availability from, FORM 195, to our office for the existing public fire hydrant located at the intersection of Denley Street and Kwis Avenue. Compliance required prior to Tentative Map clearance for the Public Hearing.
2. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 2 hours.

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 an all-weather access surface to be clear to sky.
2. The private driveway shall be indicated on the Final Map as "Private Driveway and Fire Lane". Clearly delineate the portion of the turnaround and any portion of the private driveway required for fire apparatus access as the fire lane. Any proposed parking area within the private driveway shall be outside the required fire lane.
3. A reciprocal access agreement is required for private driveway since all future lots will share such access. Submit documentation to the Fire Department for review 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 65296

MAP DATE: February 04, 2015

-
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. The on-site private driveway shall provide a minimum paved unobstructed fire lane width of 20 feet, clear to the sky. The proposed parking within the private driveway shall be located outside the required 20 feet fire lane. Clearly depict the parking stalls and required fire lanes on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. 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.
 7. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. The fire lane as designated on the Tentative Map 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.

CONDITIONS OF APPROVAL - WATER

Reviewed by: Juan Padilla

Date: March 3, 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 65296

MAP DATE: February 04, 2015

1. At least 1 public fire hydrant will be required for this development based on the location of the closest fire hydrant as shown on the Tentative Map. Confirmation will the number of new fire hydrants required will be determined when the required fire flow test is submitted for review.
2. All require fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. 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.
4. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 8000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. Parking shall be restricted 50 feet adjacent to any required public or private fire hydrant, 25 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. 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.



**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 65296

MAP DATE: February 04, 2015

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 # | 65296 | DRP Map Date: | 02/04/2015 | SCM Date: | 03/12/2015 | Report Date: | 03/03/2015 |
| 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: | 0.09 |
| IN-LIEU FEES: | \$21,752 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$21,752 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes nine (9) single-family lots. An existing single-family home to be removed; net increase of eight (8) 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 J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

| | | | | | | | |
|----------------------|--------------|---------------|-------------------------|-----------|-------------------|--------------|------------------------|
| Tentative Map # | 65296 | DRP Map Date: | 02/04/2015 | SMC Date: | 03/12/2015 | Report Date: | 03/03/2015 |
| 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)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 | 3.63 | 0.0030 | 8 | 0.09 |
| M.F. < 5 Units | 2.40 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.30 | 0.0030 | 0 | 0.00 |
| Mobile Units | 3.14 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 1 | |
| Total Acre Obligation = | | | | 0.09 |

Park Planning Area = 9 HACIENDA HEIGHTS

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.09 | \$241,684 | \$21,752 |

| 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 |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.09 | 0.00 | 0.00 | 0.09 | \$241,684 | \$21,752 |



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February 9, 2015

Tentative Tract Map No. 065296

Vicinity: Hacienda Heights

Tentative Tract Map Date: February 4, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Vesting Tentative Tract Map 065296** based on the use of public water (Rowland Water District) and public sewer (County of Los Angeles Sanitation District #21) as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the vesting tentative tract map.

Prepared by:

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