



Los Angeles County
Department of Regional Planning

Director of Planning Bruce W. McClendon, FAICP

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.co.la.ca.us



SUBDIVISION COMMITTEE MEETING
REPORTS ONLY

Planner:	Josh Huntington	E-mail:	jhuntington@planning.lacounty.gov
SCM Reports Date:	April 12, 2012	Map Date:	March 15, 2012
Tract/Parcel Map No:	TR065367	Project No:	TR065367
Zoned District:	Quartz Hill	Community:	Quartz Hill
Supervisory District:	Fifth	APN No.:	3101-019-033
Map Stage:	Tentative; 2nd Revision		
Proposal:	To create nine single-family lots on 4.7 gross acres.		
Location:	Near the intersection of Avenue "M" and 47th Street West, Quartz Hill		

Recommendation: **Denial unless project is redesigned to be consistent with the Antelope Valley area Plan (Hold No. 1 below) and Los Angeles County Code (Hold No. 2 below)**

SUBDIVISION COMMITTEE HOLDS

<input checked="" type="checkbox"/> Revised Tentative Map:	<input checked="" type="checkbox"/> Reschedule for SC Meeting
<input type="checkbox"/> Revised Exhibit/Exhibit "A" Map	<input type="checkbox"/> Reschedule for SC Reports Only
<input type="checkbox"/> Revised Application	

SUBDIVISION COMMITTEE DEPARTMENTS

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Public Works: See attached Report
<input checked="" type="checkbox"/>	<input type="checkbox"/> Fire: See attached Report
<input type="checkbox"/>	<input checked="" type="checkbox"/> Parks & Recreation:
<input checked="" type="checkbox"/>	<input type="checkbox"/> Health Services: See attached Report

REGIONAL PLANNING

Hold Cleared	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Environmental: Josh Huntington will be conducting this environmental review.
<input checked="" type="checkbox"/>	<input type="checkbox"/> General Plan Determination: Inconsistent – provide pedestrian/bicycle connection to Quartz Hill Road, see comments below.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Revised Slope Map / Calculations:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Public Hearing Materials: TBD

PROJECT HOLDS

- Staff had previously requested a street connection between Avenue M and Quartz Hill Road. After meeting with the Department of Public Works, staff now understands that no automobile access to Quartz Hill Road will be allowed since it is classified as a primary highway, so no driveway or street connections to Quartz Hill Road may be proposed. Therefore, staff will be satisfied with a bicycle/pedestrian connection from the cul-du-sac to Quartz Hill Road. This connection must be at least eight feet wide. The Antelope Valley Area Plan classifies Quartz Hill as one of "three major urban centers" in the Antelope Valley. Therefore, this project cannot be supported by staff without such a bicycle/pedestrian connection. Unless this project is redesigned, staff's recommendation is for denial.
- Staff does not support the proposal to waive the street frontage Code requirement. Redesign the proposed subdivision such that all proposed lots have street frontage. Since no driveway access to Quartz Hill Road is possible, all proposed lots must have at least 50 feet of frontage on Avenue M or on 47th Street West. Any lots fronting on the bulb of the cul-du-sac may have a frontage of no less than 40 feet.
- Show the heights of all existing and proposed retaining walls, if any, on the tentative map. Also include cross sections of these retaining walls
- The grading amounts on the tentative map and on the application must match. Revise the tentative map and/or application such that the grading information provided is consistent.
- The Department of Public Works has requested a grading exhibit. Provide one copy of this exhibit to Regional Planning (Josh Huntington) for use in the environmental review process. Additional information for the environmental review may also be required.

Date 04/10/12

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/Josh Huntington/
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 65367

Public Works' report for NO SCM map dated 03/15/12.

Revised Public Works' report for map dated _____.

Revised pages of Public Works' report for map dated _____ as follows.

Revised Public Works' report clearing previous _____ denial(s).

Public Works still has drainage, grading, road, sewer, water and revised map denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

cc: *Advent Beauty (Justin Daniel)*
Sakti Civil Eng'g Co. (Sivarajan Chikkiah)

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 drainage concept, Low Impact Development Plan (LID), and Standard Urban Stormwater Mitigation Plan (SUSMP). Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements.
- (2) Please see attached Grading review sheet (Comments 2 to 5) for requirements.
- (3) No vehicular access is allowed on Quartz Hill Road. Please see attached Road review sheets (Comment 3) for comments and requirements.
- (4) Please see attached Road review sheets (Comments 2 to 3) for additional comments and requirements.
- (5) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (6) Please see attached Sewer review sheet (Comment 2) for additional requirements.
- (7) Water availability may be affected by the ongoing adjudication of water rights in the Antelope Valley. Tentative approval cannot be recommended at this time. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (8) Please see attached Water review sheet (Comment 2) for additional requirements.
- (9) A revised tentative map is required to show the following additional items:
 - a. As previously requested, provide the following title description:

“ MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 65367
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”
 - b. As previously requested, 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.

- (9) A revised tentative map is required to show the following additional items
- c. Please see attached Storm Drain and Hydrology review sheet (Comment 3) for requirements.
 - d. Please see attached Grading review sheet (Comment 1) for requirements.
 - e. Please see attached Road review sheet (Comment 4) for requirements.
 - f. Please see attached Sewer review sheet (Comment 3) for requirements.
 - g. Please see attached Water review sheet (Comment 3) for requirements.

Prepared by ^{HW} Henry Wong
tr65367L-rev2.doc

Phone (626) 458-4910

Date 04-10-2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 065367

TENTATIVE MAP DATED 03/15/2012

1. Prior to tentative map approval for drainage/grading, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities, and demonstrate compliance with the Antelope Valley Interim Drainage Policy. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Show slopes for existing and proposed streets. Provide drainage acceptance covenant(s) for any adverse impacts and grading covenant(s) for any offsite work.
 - a. A drainage concept was submitted on 6/23/09 and was not approved. Improvements as depicted on tentative map and drainage concept must be in accordance with one another; reconcile discrepancies.
 - b. A letter dated 11/08/09 was received from Gene and Anita Molino indicating they would not sign a drainage covenant for acceptance of drainage from proposed tract.
 - c. The Antelope Valley Interim Drainage Policy can be accessed at the following website:
<http://dpw.lacounty.gov/lacfd/dspListFiles.cfm?dir=docs\Flood Control District Policies>
2. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf>
3. Prior to tentative map approval for drainage, submit a revised tentative map showing:
 - Proposed and existing LA County drainage systems and easements. Clarify proposed drainage conveyance and discharge for 47th Street West.

By Lizbeth Calderon Date 04/05/12 Phone (626) 458-4921
LIZBETH CALDERON

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. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Retaining wall information (if required). All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - c. Earthwork volume, including cut, fill, import, and export, as applicable.
 - d. Slope set back as required per grading ordinance (J108).
 - e. Place proposed property lines at the top of the slope.
 - f. 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 applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - h. Grading limits for 47th Street West (offsite access road, debris basin, trails, etc. Show cross-section detail)
 - i. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). If the grading information on the subdivision application is incorrect, resubmit a revised application.
 - j. Indicate maintenance responsibilities for all drainage devices.
 - k. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).

2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.
4. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.
5. Provide a grading exhibit to demonstrate feasibility of future development by showing enough information/detail to prove that the future grading footprints will be within the tract boundaries and that reasonable future driveway grades can be constructed to the satisfaction of Public Works (provide cross-section details on Quartz Hill Road and Avenue M).



Name Tony Hui Date 03/29/12 Phone (626) 458-4921

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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, submit horizontal and vertical sight distance analysis (showing existing and proposed profiles) for Avenue M and Columbia Way from 47th Street West south of Avenue M/Columbia Way to Public Works for review and approval.
- (2) As previously requested, if road improvements along the property frontages on Quartz Hill Road, Avenue M, and Columbia Way require off-site drainage acceptances from adjacent properties owners, prior to tentative map approval, provide proof that the subdivider has obtained the necessary off-site drainage acceptances to the satisfaction of Public Works.
- (3) No driveway is allowed on Quartz Hill Road.
- (4) A revised tentative map is required to show the following additional items:
 - a. As previously requested, show and call out existing and proposed centerline curve data (radii, lengths, tangents, BCR's, ECR's, BC's, EC's, etc.) on 47th Street West, Avenue M and Columbia Way.
 - b. Please verify the shown angle points on the centerline alignments for Avenue M and Columbia Way.
 - c. As previously requested, call out the proposed property line annotation "Proposed P/L" along the property frontage on 47th Street West, Avenue M/Columbia Way and Quartz Hill Road.
 - d. As previously requested, call out the 2 feet wide proposed right of way dedication for Avenue M and Columbia Way on the tentative map and cross section.
 - e. As previously requested, call out the 10 feet wide proposed right of way dedication for Quartz Hill Road on the tentative map and cross section.
 - f. As previously requested, revise the cross section for 47th Street West to show 4" of ae pavement. Provide a cross section for the existing and proposed pavement on Quartz Hill Road, Avenue M, Columbia Way and 47th Street West.

- g. As previously requested, label and delineate all existing improvements within street right of way of Quartz Hill Road, Avenue M, and Columbia Way.
- h. As previously requested, 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.
- i. As previously requested, call out and label existing and proposed right-of-way widths for Avenue M, Columbia Way and Quartz Hill Road.
- j. As previously requested, provide adequate curb return radius at the south east corner of the intersection of 47th Street West and Columbia Way based on a turning template to the satisfaction of Public Works.
- k. No driveway is allowed on Quartz Hill Road.
- l. Accurately depict, dimension and label existing pavements on Quartz Hill Road, Avenue M, and Columbia Way.
- m. Accurately depict the full street improvements (curb, gutter and sidewalk) along the project frontage within the full section of the respective road right-of-way and show adequate pavement transition to join the existing street improvement beyond the project boundaries where applicable on Quartz Hill Road, Avenue M, and Columbia Way.



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 area study PC 12071AS 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.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map is required to show the following additional items:
 - a. Label proposed sewer main lines as "Proposed Sewer Main". Differentiate between proposed public main lines and proposed private laterals.
 - b. As previously requested, label easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - c. Show any off-site improvements required by the approved area study.

JWG

Prepared by Julian Garcia

Phone (626) 458-4921

Date 04-10-2012

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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) Water availability may be affected by the ongoing adjudication of water rights in the Antelope Valley. Approval of the tentative map is contingent on resolution of the adjudication process.
- (2) 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 provide to each lot.
- (3) A revised tentative map is required to show the following additional items:
 - a. As previously requested, call out the proposed points of connection to the existing public water system.
 - b. Label proposed water main line, as "Proposed Water Main."
 - c. As previously requested, label easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

HW

Prepared by Julian Garcia

Phone (626) 458-4921

Date 04-10-2012

tr65367w-rev2.doc



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65367 Map Date March 15, 2012

C.U.P. _____ Vicinity Map 92B3

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The proposed driveway to Lot 4 shall provide a minimum paved width of 20 feet clear to the sky and shall be labeled as Private Driveway and Fire Lane. Indicate compliance on the Tentative Map. Additional access requirements maybe required during the bulding plan check phase of this development.**

By Inspector: Juan C. Padilla Date April 11, 2012



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5382 • FAX (626) 960-2740

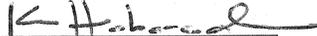
www.publichealth.lacounty.gov

Tract Map No. 065367

Vicinity: Quartz Hill

Tentative Tract Map Date: March 15, 2012 (2nd Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Tentative Parcel Map 065367** until the requirement listed on the attached report has been satisfied:

Prepared by:  Phone No: (626) 430-5382 Date: April 10, 2012
Ken Habaradas



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

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: April 10, 2012

Page 1 of 1

Map No. TR 065367

Map Date: March 15, 2012

The Drinking Water Program cannot recommend approval of this map until the following requirement has been satisfied:

1. Provide a current "will-serve" letter from the Palm Ranch Irrigation District assuring water connection and service to the proposed subdivision.

For questions regarding the above requirement, please contact Richard Lavin at (626) 430-5420.



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



PARK OBLIGATION REPORT

Tentative Map #	65367	DRP Map Date:	03/15/2012	SCM Date:	04/12/2012	Report Date:	04/12/2012
Park Planning Area #	47A		QUARTZ HILL			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:	0.08
IN-LIEU FEES:	\$7,188

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,188 in-lieu fees.

Trails:

No trails.

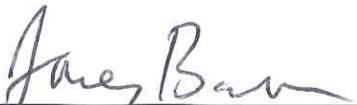
Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	65367	DRP Map Date:	03/15/2012	SMC Date:	04/12/2012	Report Date:	04/12/2012
Park Planning Area #	47A		QUARTZ HILL			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	3.02	0.0030	9	0.08
M.F. < 5 Units	2.07	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	1.89	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.08

Park Planning Area = 47A QUARTZ HILL

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$89,845	\$7,188

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
0.08	0.00	0.00	0.08	\$89,845	\$7,188