



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

PROJECT NUMBER

R2015-02297

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073349
Environmental Assessment No. 201500156

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Ashwell Family LP (Cathy Connen)

**MAP/EXHIBIT
DATE:**

07/29/15

**SCM REPORT
DATE:**

08/27/15

SCM DATE:

09/10/15

PROJECT OVERVIEW

Convert existing warehouse into 11 industrial condominium units

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

236 S. 8th Avenue, Avocado Heights

ACCESS

8th Avenue

ASSESSORS PARCEL NUMBER(S)

8208-008-005

SITE AREA

59,400 square feet (gross)/54,450 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Puente

SUP DISTRICT

1st

LAND USE DESIGNATION

I (Major Industrial)

ZONE

M-1-BE (Light Industrial –
Billboard Exclusion)

CSD

Avocado Heights

PROPOSED UNITS

11

MAX DENSITY/UNITS

N/A

GRADING

No grading proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
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	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

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

PREVIOUS CASES

R1ST201400003

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative tract map. Please read below for further details.

1. Parking stalls do not measure the required length of 18 feet. Please redesign. Angled parking or compact spaces may be used to meet parking requirements. A Parking Permit will be required if you are unable to meet the parking standards.
2. A common walkway with a minimum of five feet in width with an adjoining landscaped strip with a minimum of four feet is required to connect all main building entrances with the main entrance to all other on-site buildings, parking facilities and sidewalks fronting the property. If you are unable to provide the required walkway, you will be required to apply for a variance. Please be advised that a submittal of a variance request does not guarantee approval.
3. The office spaces appear to have been enlarged from what was originally approved. The office spaces will need to be restored or a site plan for tenant improvement must be submitted and approved prior to the tentative map being cleared for hearing.
4. Street cross-section must be drawn to scale.
5. The words "Major Land Division" should be added to the top of title block. Also add "For Industrial Condominium Conversion Purposes" under the Tentative Tract Map Number
6. For a use to qualify as warehousing, 80% of the building area must be used for storage. Units B and F do not depict 80% of storage area. Therefore parking would be calculated at 1 per 400 square feet, for a total of 5 for each space and a total of 48 parking spaces for the project area.
7. Verify development standards for handicap accessible parking with Building and Safety.
8. A maintenance agreement and Covenants, Conditions, and Restrictions will be required to maintain the common areas.
9. Provide evidence that occupants have been notified in writing of the intent to convert the property into industrial condominiums.
10. The proposed zoning for the subject property under the General Plan update is M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation Zone). The land use category for the subject property is IL (Light Industrial).

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.

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) Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line. Please see attached sewer review sheet (Comment 1) for requirements.
- (2) An approved sewer area study is required. Please see attached sewer review sheet (Comment 2) for comments and requirements.
- (3) Provide a "Will Serve Letter" from water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (4) An approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (Comments G1 and S3). The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.
- (5) Please see attached Geologic and Soils Engineering review sheet (Comment S1 and S2) for additional requirements.
- (6) A revised tentative map and a revised exhibit map are required to show the following additional items:

a. Provide the following title description in the tentative map:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073349
(FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

b. Provide the following title description in the exhibit map:

"MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 073349
(FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP

- c. Label all existing structures/buildings in the tentative map as "to remain".
- d. 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.
- e. Use numeric unit number (i.e. Unit 1, Unit 2, ... instead of Unit A, Unit B, ...).
- f. Please see attached Road review sheet for requirements.
- g. Please see attached Sewer review sheet (Comment 3) for requirements.
- h. Please see attached Water review sheet (Comment 2) for requirements.

HW
Prepared by Teni MardirosianTM
tr73349L-new.doc
<http://planning.lacounty.gov/case/view/tr073349/>

Phone (626) 458-4910

Date 08-25-2015

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. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. 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 serving 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.
3. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Label existing sewer main lines to serve the development with the PC or CI number.
 - b. Label all existing structures/buildings as "to remain" or "to be removed".
 - c. Does the existing structure consist of one building or two buildings? If it is two buildings, two separate laterals connecting to public sewer mainline is required.
 - d. 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.

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 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 unit.
2. A revised tentative map is required to show the following:
 - a. Show how each building is to be served by existing public water and call out the proposed points of connection to the existing public water system.
 - b. Show and call out the proposed water meters locations.

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 / Parcel Map 73349 Tentative Map Dated 8/7/14 Parent Tract
Grading By Subdivider? [N] (Y or N) --- yd³ Location La Puente APN
Geologist --- Subdivider Ashwill Family L.P.
Soils Engineer --- Engineer/Arch. John B. Abell, Inc.

Review of:

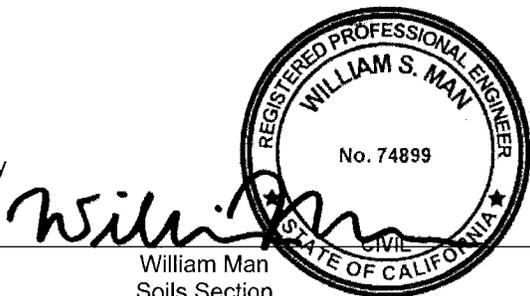
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated:
References:

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking.
S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate.
S2. Show the following on the geotechnical map:
a. Existing and proposed grades.
b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
c. All recommended mitigation measures, as necessary.
S3. All geotechnical reports submitted for review must include an electronic copy of the report in Adobe® Portable Document Format (PDF).

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

Prepared by



William Man
Soils Section

Handwritten signature of Charles Nestle

Charles Nestle
Geology Section

Date 8/19/15

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.

TENTATIVE MAP DATED 07-29-2015
EXHIBIT MAP DATED 07-29-2015

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:

- A revised tentative map is required to show the following additional items:
 - a. See attached check print for additional comments.

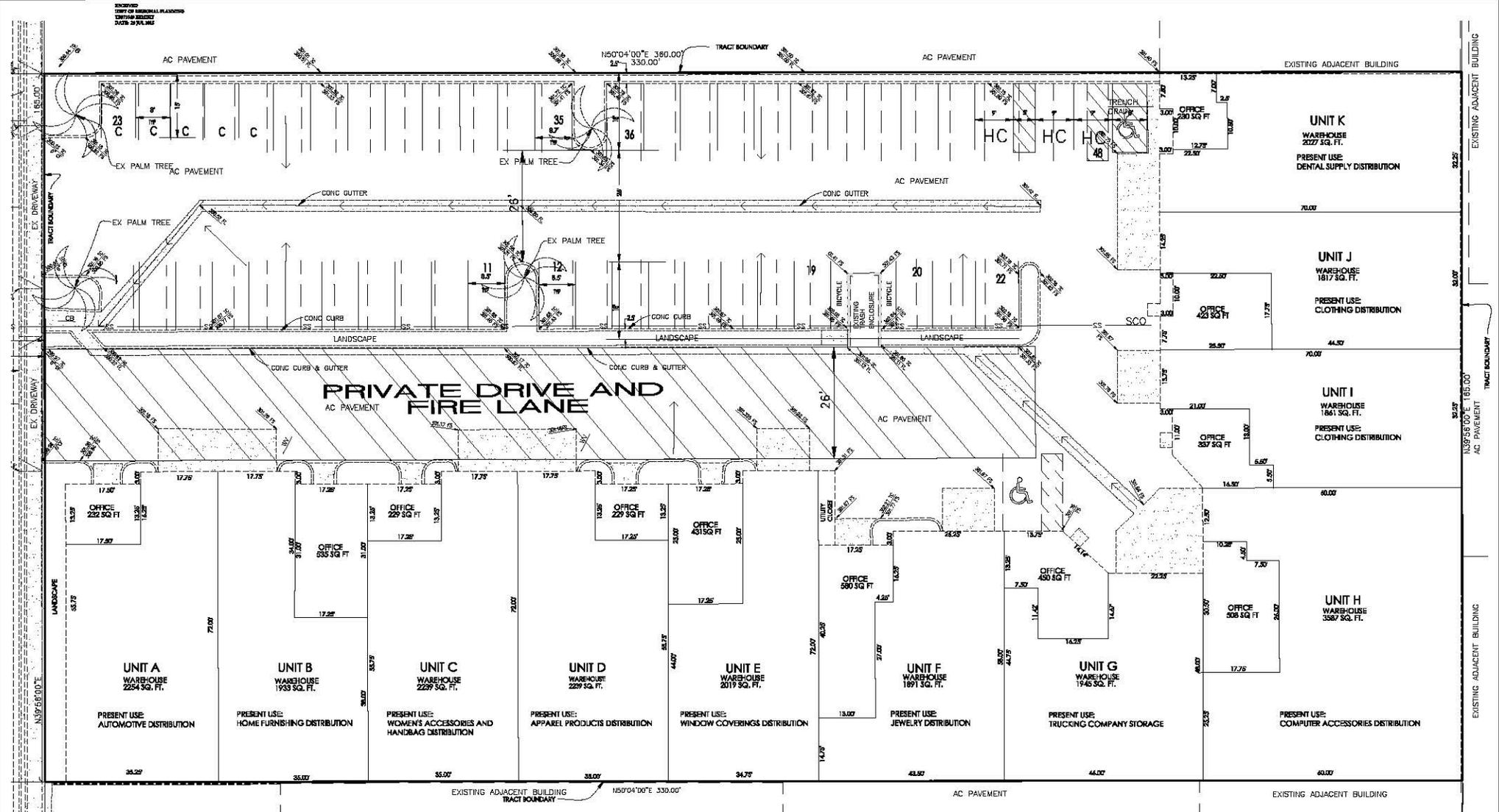


Prepared by Erik Rodriguez
tr73349r-new

Phone (626) 458-4921

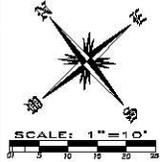
Date 08-20-2015

ENCLOSURE
 TRACT BOUNDARY PLANNING
 TRACT BOUNDARY
 2025-2014-10



Provide cross-section for both Private Drive/Fire Lane and adjacent 8th Street on the Exhibit Map, drawn to scale. Show and call out driveway entrances.

UNIT NO.	USE	US. FT. OF		PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SPACE REQUIRED
		OFFICE	WAREHOUSE				
WEI TRING	OFFICE/WAREHOUSE	222	2224	1 PER 400	2224	1 PER 1000	4
YUNG HUANG	OFFICE/WAREHOUSE	603	1753	1 PER 400	1753	1 PER 1000	4
AMBER ACCESSORY	OFFICE/WAREHOUSE	229	2239	1 PER 400	2239	1 PER 1000	4
ORLY GHOST INTERIORS	OFFICE/WAREHOUSE	229	2239	1 PER 400	2239	1 PER 1000	4
EXCEL WINDOW COVERINGS	OFFICE/WAREHOUSE	431	2019	1 PER 400	2019	1 PER 1000	5
HEAD RESOURCES CORP	OFFICE/WAREHOUSE	380	1891	1 PER 400	1891	1 PER 1000	4
IRITEK, INC	OFFICE/WAREHOUSE	440	1945	1 PER 400	1945	1 PER 1000	4
CHAIN SYSTEM, INC	OFFICE/WAREHOUSE	608	3387	1 PER 400	3387	1 PER 1000	6
MICHAEL SINE	OFFICE/WAREHOUSE	387	1861	1 PER 400	1861	1 PER 1000	5
MICHAEL SINE	OFFICE/WAREHOUSE	429	1817	1 PER 400	1817	1 PER 1000	4
FOCUS DENTAL SUPPLY	OFFICE/WAREHOUSE	283	2027	1 PER 400	2027	1 PER 1000	4
TOTALS		4184	25312				48



TENTATIVE TRACT NO. 073349

EXHIBIT MAP
 236 S. 8TH AVE., LA PUENTE 91746

ENGINEER:
JOHN B. ABELL INC.
 LAND SURVEY & CIVIL ENGINEERING
 140 WEST ORANGE STREET
 DOWRY, CALIFORNIA 91723
 PHONE: (626) 915-7671
 csa@johnabellinc.com
 tom@johnabellinc.com

OWNER:
ASHWIL FAMILY LLC
MITCH ASHWIL
 21660 E. Copley Drive, Ste. 195
 Diamond Bar,
 CA 91765
 626-665-3890

DATHERIE A. CONNER L.S. 5414

SCALE: 1" = 20'
 R2/BA/SH
 07/20/2024 304 FT.

SHT. 2 OF 2
 T.A.C.
 JULY 7-2024

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

TRACT NO. 073349

TENTATIVE MAP DATED 07-29-2015

EXHIBIT MAP DATED 07-29-2015

- 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
tr68565L.doc

Phone (626) 458-4910

Date 08-25-2015

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. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways to the satisfaction of Public Works.

8. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard industrial condominium conversion notes on the final map to the satisfaction of Public Works.
10. 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.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

TM



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 073349

TENTATIVE MAP DATE: 07/09/2015

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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

Name  Date 08/19/2015 Phone (626) 458-4921
Saleh Khalil

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT 073349

Page 1/1

TENTATIVE MAP DATED 07-29-2015
EXHIBIT MAP DATED 07-29-2015

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

Name Nazem Said  Date 8/12/2015 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073349\GP 073349\2015-07-29 TTR 073349 SUBMITTAL



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 73349

MAP DATE: July 29, 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 196, to our office for the existing public fire hydrant located across the street on 8th Street. Compliance required prior to Tentative Map.
2. The required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
3. Submit a recent 5 Year Certification Test for the existing private fire protection system to our office for review prior to Tentative Map clearance

FINAL MAP - CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. 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.



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 73349

MAP DATE: July 29, 2015

PROJECT - CONDITIONS OF APPROVAL

1. The on-site fire lane shall maintain a minimum unobstructed width of 26 feet, clear to the sky. Compliance required during annual inspection by the jurisdictional fire station.
2. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
3. A 5 Year Certification Test is required for the automatic fire sprinkler system within each building in compliance with the County of Los Angeles Fire Code Chapter 9, California Codes & Regulations Title 19, and with the National Fire Protection Association Chapter 25. The test results shall be available during annual inspection by the jurisdictional fire station.
4. The on-site fire lane shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.
5. All existing buildings shall provide an approved street address numbers in compliance with the requirements specified by the Department of Public Works and the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.

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 #	73349	DRP Map Date:	07/29/2015	SCM Date:	09/10/2015	Report Date:	08/25/2015
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY				Map Type: TENTATIVE	

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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

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

Supv D 1st
August 03, 2015 16:37:06
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73349	DRP Map Date:	07/29/2015	SMC Date:	09/10/2015	Report Date:	08/25/2015	
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY			Map Type:			TENTATIVE

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.40	0.0030	0	0.00
M.F. < 5 Units	4.15	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	3.44	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **7 AVOCADO HEIGHTS / WEST PUENTE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$252,516	\$0

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
0.00	0.00	0.00	0.00	\$252,516	\$0



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

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

ANGELO J. BELLOMO, REHS, QEP
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

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 21, 2015

Tentative Tract Map No. 073349

Vicinity: La Puente

Tentative Tract Map Date: July 29, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073349** based on the use of public water (La Puente County Water District) and public sewer as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

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