



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

**Richard J. Bruckner**  
Director

## NOTICE OF PUBLIC HEARING NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

**COUNTY PROJECT NO. TR070853-(2)**  
**VESTING TENTATIVE TRACT MAP NO. 070853**  
**CONDITIONAL USE PERMIT NO. 200900024**  
**PLAN AMENDMENT NO. 200900002**  
**ZONE CHANGE NO. 200900002**  
**PARKING PERMIT NO. 201000008**  
**AVIATION PERMIT NO. 201000003**  
**STATE CLEARINGHOUSE NO. 2009051097**

Notice is hereby given that the Regional Planning Commission of Los Angeles County ("Commission") will conduct a public hearing concerning this proposed land development on **Wednesday, February 16, 2011** at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify. The Environmental Impact Report associated with this proposal will also be considered.

### **REQUEST:**

Vesting Tentative Tract Map (TR070853): To create a two-lot mixed use development on 5.9 gross acres with 390 condominium and apartment units, and 29,500 square feet of retail in attached buildings.

Conditional Use Permit (CUP200900024): To authorize mixed use development in the Mixed Use Development (MXD) Zone and for development on parcels with a Development Program zoning designation.

Plan Amendment (PA200900002): To amend the Los Angeles Countywide General Plan from Category 1 and Public Facility to High Density Residential.

Zone Change (ZC200900002): To change 0.83 acre from Restricted Business (C-1) Zone, 2.27 acres from R-1 (Single-Family Residences) Zone and 2.80 acres from Public Facilities (PF) Zone to Mixed Use Development-Development Program (MXD-DP) Zone.

Parking Permit (PKP201000008): To authorize shared and reciprocal parking between two lots.

Aviation Permit (AV201000003): To determine project consistency with the Los Angeles County Airport Land Use Plan.

### **PROJECT LOCATION:**

The Aviation Station Project site is located within both the unincorporated community of Del Aire in Los Angeles County and within the City of Los Angeles. The Project site is bound by Aviation Boulevard to the west; West 117th Street to the south; Judah Avenue to the east; and the existing Metro Green Line Aviation/LAX Station to the north.

### **PROJECT DESCRIPTION:**

The proposed Aviation Station Project site is comprised of approximately 5.9 gross acres with a mixed use, transit oriented development. Currently the Project site is partially bisected by the West 116th Street cul-de-sac. The portion of the Project site south of West 116th Street is referred to as Lot 1 and is privately-owned (located within the unincorporated County of Los Angeles); the portion of the Project site north of and including West 116th Street is referred to as Lot 2 and is owned by the California Department of Transportation (Caltrans) and the City of Los Angeles (located within the City of Los Angeles). The Project is proposed to divide the Project site into two lots: 3.2-acre Lot 1 (southerly lot) and 2.7-acre Lot 2 (northerly lot).

All existing land uses within Lot 1, including 11 residences (7 single-family homes and 2 duplexes), a 4,568 square feet commercial structure, an 8 room motel, and surface parking, are proposed to be demolished. The existing on site Metro bus terminal within Lot 2 is proposed to be relocated to a portion of the off-site existing Park and Ride lot as a part of the proposed off site improvements.

The Project proposes to develop 278 residential units and 8,000 square feet of commercial/retail and leasing office space within Lot 1, and 112 residential units and 21,500 square feet of commercial within Lot 2. The residential units within Lot 1 are proposed to be developed as for-sale condominium units and townhouses, and the residential units within Lot 2 as rental apartments.

The 20 two-story townhomes are proposed to be developed along West 117th Street and Judah Avenue, and the remaining residential units would be located behind the townhomes within four buildings with 4 levels. The four buildings would be built upon a podium level and separated from each other by community open space, common areas and pedestrian corridors. The Project proposes 797 parking spaces in two levels, one level of subterranean parking and surface off-street parking at the street/ground level. The parking serves residents, guests and the commercial uses and leasing office. Vehicle access to the parking area is proposed through West 117th Street and Aviation Boulevard.

Approximately 6.1 acres of off-site property owned by Caltrans located immediately to the north of the Project site is proposed to be improved as a part of the Project. The "Caltrans Off-site Project Area" includes the relocated 1.85-acre Metro bus terminal, the reconfiguration of the 3.65-acre Caltrans Park and Ride Lot, and the reconfiguration of 0.6-acre of parking for the Caltrans Maintenance Facilities. The Metro Green Line Aviation/LAX Station located to the north of the Project site would remain unchanged with Project

implementation. The Project proposes the decertification of the Caltrans-owned portion of Lot 2 and its sale to Metro. Once under Metro ownership, this portion of Lot 2 would then be leased to the Project Applicant. Additionally, a modification to the County of Los Angeles and City of Los Angeles boundaries will be required, involving detachment through the Local Agency Formation Commission for the County of Los Angeles (LAFCO), to allow the entire Project site (including a portion of West 116th Street) to become part of unincorporated County of Los Angeles.

The Project will require a General Plan Amendment to change the existing General Plan site designation to "High Density Residential", which would be the ultimate land use designation for both Lot 1 and Lot 2. Lot 1 is currently zoned C-1 (Restricted Business Zone) and R-1 (Single-Family Residence) in the County of Los Angeles Zoning Ordinance. Lot 2 is currently zoned PF (Public Facilities) in the City of Los Angeles Zoning Ordinance. The Project would require a zone change to MXD-DP (Mixed Use Development/Development Program) in order to provide development standards to regulate development on both Lot 1 and Lot 2. A Conditional Use Permit (CUP) would be required pursuant to County Code Section 22.40.520(B) to allow for mixed use development in the MXD-DP zone. The CUP would also establish site-specific development standards for the Project. A parking permit would be required pursuant to Los Angeles County Code Section 22.56.990(C) to allow for the sharing of parking across Lot 1 and Lot 2. Additionally, since the project site is located partially within the Airport Influence Area for the Los Angeles International Airport (LAX), an aviation permit is required for consistency determination with the Los Angeles County Airport Land Use Plan.

The County of Los Angeles acting in the capacity of "Lead Agency" under the California Environmental Quality Act (CEQA) and County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the Aviation Station Project. This DEIR has been prepared in accordance with, and pursuant to CEQA, as amended, Public Resources Code, Sections 21000-21178; and the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), as amended, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387. The DEIR addresses all environmental factors having a potential for significant impacts associated with the proposed Aviation Station Project under CEQA and the State CEQA Guidelines cited above.

The DEIR concludes that the proposed project would result in significant and unavoidable impacts to Air Quality and Noise. Air Quality impacts would be short-term local (not regional) resulting from construction emissions of PM10 and PM 2.5. Noise impacts would be long-term for developing residential land uses in an exterior noise environment that exceeds 65 CNEL.

**PUBLIC COMMENT PERIOD AND REVIEWING LOCATIONS:** The formal public review period for the DEIR will be from **January 11, 2011 to February 24, 2011 (45 days)**. Written comments regarding environmental issues raised in the DEIR must be received by mail no later than 5:00 PM on February 24, 2011. [A public hearing on this DEIR and the proposed project has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 AM on **Wednesday, February 16, 2011**, in the Regional Planning Commission Hearing Room, 320 West Temple Street, Los Angeles, California 90012. All comments on the DEIR received by the closing of the public review period for the DEIR will be considered in the Final EIR.

Case materials, including the DEIR, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) at the County of Los Angeles Department of Regional Planning, Hall of Records, 320 West Temple Street, Room 1362, Los Angeles, California 90012. Selected materials are also available for review on the Department of Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following libraries beginning January 11, 2011:

Hawthorne Library: 12700 Grevillea Ave. Hawthorne, CA 90250. Phone: (310) 679-8193

Lennox Library: 4359 Lennox Blvd. Lennox, CA 90304. Phone: (310) 674-0385

Wiseburn Library: 5335 W. 135th St. Hawthorne, CA 90250. Phone: (310) 643-8880

Please submit written comments on the DEIR to Ms. Christina Tran of the Department of Regional Planning at the above address or via email at [ctran@planning.lacounty.gov](mailto:ctran@planning.lacounty.gov). If you need additional information on the project you can also contact Ms. Carolina Blengini by phone at 213-974-1522 or email [cblengini@planning.lacounty.gov](mailto:cblengini@planning.lacounty.gov).

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información, o si quiere este aviso en español, favor llamar al 213-974-6466.**





Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NO. TR070853-(2)**  
**TRACT MAP NO. 070853**  
**RCUP200900024, RPA200900002**  
**RPKP201000008, RZC200900002, AV201000003**

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM TBD	
PUBLIC HEARING DATE February 16, 2010	

<b>APPLICANT</b> County of Los Angeles Metropolitan Transportation Authority / Kroeze Family, LLC / Kroeze, Inc.	<b>OWNER</b> California Department of Transportation / Kroeze Family, LLC / Kroeze, Inc.	<b>REPRESENTATIVE</b> Cox, Castle & Nicholson LLP
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**REQUEST "Aviation Station"**  
Vesting Tentative Tract Map (TR070853): To create a two-lot mixed use development on 5.9 gross acres with 390 residential units (278 condominiums and townhouses and 112 apartments), and 29,500 square feet of retail in attached buildings.  
Conditional Use Permit (CUP200900024): To authorize mixed use development in the Mixed Use Development (MXD) Zone and for development on parcels with a Development Program zoning designation.  
Plan Amendment (PA200900002): To amend the Los Angeles Countywide General Plan from Category 1 and Public Facility to High Density Residential.  
Zone Change (ZC200900002): To change 0.83 acre from Restricted Business (C-1) Zone, 2.27 acres from R-1 (Single-Family Residences) Zone and 2.80 acres from Public Facilities (PF) Zone to Mixed Use Development-Development Program (MXD-DP) Zone.  
Parking Permit (PKP201000008): To authorize shared and reciprocal parking between two lots.  
Aviation Permit (AV201000003): To determine project consistency with the Los Angeles County Airport Land Use Plan.

<b>LOCATION/ADDRESS</b> Properties bounded by Aviation Boulevard, West 117 <sup>th</sup> Street, Judah Avenue, West 116 <sup>th</sup> Street, and the existing Metro Green Line Aviation/LAX Station.	<b>ZONED DISTRICT</b> Del Aire
<b>ACCESS</b> Access from the east to project site is provided through Aviation Boulevard, from the south through 117 <sup>th</sup> Street and from the west through Judah Avenue.	<b>COMMUNITY</b> Del Aire
<b>SIZE</b> 5.9 gross acres	<b>EXISTING LAND USE</b> Single-family residences, commercial, motel, parking
<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat
<b>EXISTING ZONING</b> C-1 (Restricted Business Zone), R-1 (Single-Family Residence), PF (Public Facility)	

SURROUNDING LAND USES & ZONING			
<b>North:</b> Glenn Anderson Freeway (I-105), Metro station, parking lot; City of Los Angeles.		<b>East:</b> Single-family residences; R-1 (Single-Family Residence).	
<b>South:</b> Single-family residences, motel, liquor store; C-1 (restricted Business), R-1 (Single-Family Residence).		<b>West:</b> Utility, parking, rail line; City of El Segundo.	

GENERAL	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
General Plan	Category 1 - Low Density residential (1 to 6 dwelling unit per acre)	35 dwelling units in 5.9 acres	Yes (With Plan Amendment)

**ENVIRONMENTAL STATUS**  
 Draft Environmental Impact Report: Impacts that cannot be mitigated to less than significant include Air Quality and Noise.

**DESCRIPTION OF SITE PLAN ("Aviation Station")**  
 The proposed Project site is comprised of approximately 5.9 gross acres with a mixed use, transit oriented development with a total of 390 dwelling units and 29,500 square feet of commercial/retail space. There are 278 residential units and 8,000 square feet of commercial/retail and leasing office space located within Lot 1, and 112 residential units and 21,500 square feet of commercial within Lot 2. The 278 residential units within Lot 1 are proposed to be developed as for-sale condominium units and townhouses, and the 112 residential units within Lot 2 as apartment units. The 20 two-story townhomes in Lot 1 are proposed to be developed along West 117th Street and Judah Avenue, and the remaining residential units would be located behind the townhomes within four multi-story buildings. The four buildings would be built upon a podium level and separated from each other by common areas and pedestrian corridors. The development will include 797 parking spaces for the parking residents, guests and the commercial uses and leasing office. Vehicle access to the parking area is proposed through West 117th Street and Aviation Boulevard.

**KEY ISSUES**  
 Public comment period to the Draft EIR is from January 11, 2011 to February 24, 2011 (45 days).

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON			
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION	
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING)		*(O) = Opponents (F) = In Favor	
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)	

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL  DENIAL
- No improvements \_\_\_20 Acre Lots \_\_\_10 Acre Lots \_\_\_2½ Acre Lots \_\_\_Sect 191.2
- Street improvements \_\_\_X\_\_\_ Paving \_\_\_X\_\_\_ Curbs and Gutters \_\_\_X\_\_\_ Street Lights
- \_\_\_X\_\_\_ Street Trees \_\_\_ Inverted Shoulder \_\_\_X\_\_\_ Sidewalks \_\_\_X\_\_\_ Off Site Paving \_\_\_ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer  Septic Tanks  Other \_\_\_\_\_
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

The Draft EIR analyzes potentially significant impacts of the project, and concludes that impacts that cannot be mitigated to less than significant include Noise and Air Quality.

Prepared by: Carolina Blengini

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

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TRACT NO. 70853 (Rev.)

TENTATIVE MAP DATED 07-07-2010  
EXHIBIT "A" MAP DATED 07-07-2010

The following reports consisting of 15 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.

  
Rev. 09-02-2010

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

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TRACT NO. 70853 (Rev.)

TENTATIVE MAP DATED 07-07-2010  
EXHIBIT "A" MAP DATED 07-07-2010

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. Quitclaim or relocate easements running through proposed structures.
8. 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.
9. Place standard condominium 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.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. If applicable, place commercial planned development notes on the final map to the satisfaction of Public Works.
13. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
14. 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. The de-annexation must be recorded prior to final map approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 70853 (Rev.)

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TENTATIVE MAP DATED 07-07-2010  
EXHIBIT "A" MAP DATED 07-07-2010

15. 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
17. 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 John Chin  
tr70853L-rev2.doc

Phone (626) 458-4918

Date 08-09-2010



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

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

TRACT NO.: 70853

TENTATIVE MAP DATE: 7/07/10  
EXHIBIT MAP DATE: 7/07/10

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / LID Plan, which was conceptually approved on 2/23/10 to the satisfaction of the Department of Public Works.
  - a. Sump pump and backup systems shall be required for the subterranean garage to the satisfaction of the Department of Public Works.
  - b. Proposed storm drain (realignment of existing Laguna Dominguez Flood Control System) shall be designed to maintain the hydraulics of the storm drain system per the existing condition.

**Prior to recordation of a Final Map:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Name

Lizbeth Cordova  
LIZBETH CORDOVA

Date

8/09/10

Phone (626) 458-4921

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 70853  
SUBDIVIDER Kroeze Family, LLC  
ENGINEER Land Design Consultants, Inc.  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_

TENTATIVE MAP DATED 07-07-10 and Exhibit A  
LOCATION Inglewood  
GRADING BY SUBDIVIDER [ Y ] (Y or N)  
REPORT DATE \_\_\_\_\_  
REPORT DATE \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
2. Prior to grading plan approval a detailed soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
3. The Soils Engineering review dated 7-26-10 is attached.

Prepared by Robert O. Thomas  
Robert O. Thomas

Reviewed by [Signature]

Date 07-20-10

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 70853  
Location Inglewood  
Developer/Owner Kroeze Family, LLC  
Engineer/Architect Land Design Consultants, Inc.  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:  
\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/7/10 (Rev)  
Previous Review Sheet Dated 12/8/09

ACTION:

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

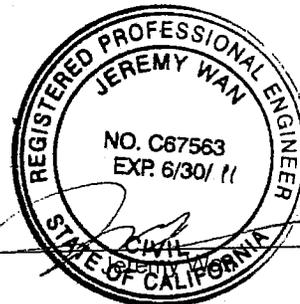
REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>

Prepared by

  
Olga Cruz

Reviewed by



Date 7/26/10  


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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmedpub\Soils Review\Olga\Sites\TR 70853, El Segundo, TTM-A\_0710.

**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. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

*MDE*

Name David Esfandi Date 08/09/10 Phone (626) 458-4921

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

Please note that the conditions relating to roadways under the jurisdiction of the city of Los Angeles are only applicable after the proposed de-annexation process as shown on the tentative map. Otherwise, the developer shall be responsible for obtaining applicable agency approval for work outside of Los Angeles County jurisdiction.

1. Dedicate the right to restrict vehicular access on Aviation Boulevard, 117th Street and Judah Avenue.
2. Dedicate right of way 40 feet from centerline on Aviation Boulevard. An additional four feet is required beyond the existing right of way.
3. Dedicate easements for traffic signal loop detection equipment within the driveway along Aviation Boulevard to the satisfaction of County of Los Angeles Department of Public Works and the City of Los Angeles.
4. Dedicate right of way for a standard knuckle at the intersection of Judah Avenue and 116<sup>th</sup> Street to the satisfaction of Public Works.
5. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with Aviation Boulevard plus additional right of way for a corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
6. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Permission is granted to vacate 116th Street providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.

9. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Aviation Boulevard, 117<sup>th</sup> Street, and Judah Avenue.
10. Construct base, pavement, and parkway improvements for the proposed knuckle at the intersection of Judah Avenue and 116<sup>th</sup> Street.
11. Construct commercial driveway aprons to the satisfaction of Public Works.
12. Construct full-width sidewalk on Aviation Boulevard.
13. Construct full-width sidewalk and curb ramp at all returns.
14. Reconstruct/Construct parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
15. Prepare Signing and Striping plans (scale 1:40) for Aviation Boulevard, 116th Street and 117th Street consistent with the approved conceptual striping plan dated June 22, 2010 in the vicinity of this development to the satisfaction of Public Works.
16. Where applicable, prepare Signing and Striping plans (scale 1:40) for all off-site multi-lane highways and streets affected by this subdivision as a means of mitigating any traffic impacts as identified in Traffic and Lighting Division letter/memorandum dated August 12, 2010 to the satisfaction of Public Works.
17. Comply with additional requirements, if any, as a means of mitigating any traffic impacts as identified in the Traffic and Lighting Division letter/memorandum dated August 12, 2010.
18. Traffic Signal Plans (Scale 1:20) will be required at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed as a means of mitigating any traffic impacts as identified in the Traffic and Lighting Division letter/memorandum dated August 12, 2010 to the satisfaction of County of Los Angeles Department of Public Works and the City of Los Angeles. Fee deposit will be required for plan review.

19. Plant Street trees along the property frontage on Aviation Boulevard, 117<sup>th</sup> Street, and Judah Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
20. Underground all new and existing service lines and distribution lines that are less than 50 KV 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.
21. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Aviation Boulevard, 117<sup>th</sup> Street, 116<sup>th</sup> Street and Judah Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/proposed underground utilities plans as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. 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. Street lighting plans cannot be approved prior to completion of annexation process.
  - c. 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. The applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment balloting 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 project 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 twelve months or more 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 project or the current phase of the project, 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all street lights in the project, or the approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.
22. 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.

*AR*



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

August 12, 2010

Ms. Francesca S. Bravo  
Linscott, Law & Greenspan, Engineers  
236 North Chester Avenue, Suite 200  
Pasadena, CA 91106

Dear Ms. Bravo:

**AVIATION STATION PROJECT  
TRAFFIC IMPACT STUDY (NOVEMBER 17, 2009)  
DEL AIRE AREA**

As requested, we have reviewed the Traffic Impact Study for the Aviation Station Project located on the east side of Aviation Boulevard between Imperial Highway and 117th Street in the unincorporated County of Los Angeles area of Del Aire.

We generally agree with the Traffic Impact Study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area.

The cost of the traffic signal installation at the proposed combined driveway for Metro Park and Ride and Caltrans Maintenance Facility on Imperial Highway shall financially be the sole responsibility of the project. The installation of the proposed traffic signal shall be complete and in operation prior to relocation of the Metro Green Line Station Bus Terminal.

The project also shall be responsible for the cost of the design and modification of the existing traffic signal located at the intersection of Aviation Boulevard and 116th Street. Detailed striping and signal plans shall be submitted to Public Works for review and approval. The applicant shall construct the modifications to this traffic signal prior to occupancy of the project.

*IW*

Ms. Francesca S. Bravo  
August 12, 2010  
Page 2

Caltrans shall be consulted for any possible California Environmental Quality Act impacts to the freeway mainline and ramps in the area. Therefore, we ask that you provide Caltrans with a copy of the Traffic Impact Study so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the Environmental Impact Report.

The City of Los Angeles and the City of El Segundo shall review this document to determine whether they concur with the Traffic Impact Study's findings of the potential California Environmental Quality Act impacts. Any written comments from the Cities shall be submitted to Public Works and included in the Environmental Impact Report.

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER  
Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

IW:sd

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cc: California Department of Transportation (Elmer Alvarez)  
City of El Segundo (Stephanie Katsouleas)  
City of Los Angeles Department of Transportation (Tomas Carranza)  
Department of Regional Planning (Paul McCarthy)

bc: Land Development (Narag)

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC12111AS, dated 12-17-2009) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Part of Aviation Boulevard is in the City of Los Angeles jurisdiction. The applicant shall obtain a construction/encroachment permit for any improvements/works constructed on Aviation Boulevard to the satisfaction of the City of Los Angeles.
6. Install a separate water irrigation systems for recycle water use per landscape plans.
7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Works.
8. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP- Carolina

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70853 Map Date: July 7, 2010 - Ex. A

C.U.P. \_\_\_\_\_ Vicinity: 0590A

- 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 503 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. Requirements will be determined during the building permit review process.
- 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 Fire Department recommends clearance of the Tentative/Exhibit Map as presently submitted with the following conditions of approvals: (See additional sheet for details)**

By Inspector: Juan C. Padilla Date August 9, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE**

Subdivision No: TR 70853 Map Date: July 7, 2010 - Ex. A

**TENTATIVE MAP - CONDITIONS OF APPROVAL**

- 1 Any limited access device proposed on the Fire Lane (Promenade) adjacent to Aviation Blvd shall be reviewed and approved by the Fire Department prior to installation. Submittal of design plans will be required. The Exhibit Map indicates no proposal for a limited access device on this portion of the Fire Lane.
- 2 Submit a gate detail indicating the gate location, gate width, knox box location, and construction details for all proposed gates to the Fire Department for review and approval prior to Final Map clearance.
- 3 All proposed gates shall comply with the Fire Department's Regulation 5, Limited Access Devices and Systems.
- 4 Submit a cross section and details on the proposed delineation method for the northerly Fire Lane (Promenade) for review and approval prior to Final Map clearance. Approved signs and/or stripping are required on all Private Driveway and Fire Lanes.
- 5 Submit information on the proposed tree wells and tree species to be planted adjacent to the Fire Lane (Promenade) for review and approval prior to Final Map clearance.
- 6 Review and approval of the Fire Sprinkler systems, standpipes locations, and building code compliance will be completed during the architectural review process by the Fire Department prior to building permit issuance.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Inspector: Juan C. Padilla  Date: August 9, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70853 Map Date: July 7, 2010 - Ex. A

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install 6 public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test conducted by Golden State Water Co dated 04/27/09, the existing water system is NOT ADEQUATE. The Golden State Water Co will upgrade the water system and install the required fire hydrants (as indicated on the Exhibit Map) to meet the Fire Department water requirements.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 9, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>70853</b>	DRP Map Date:	<b>07/07/2010</b>	SCM Date:	<b>08/12/2010</b>	Report Date:	<b>07/22/2010</b>
Park Planning Area #	<b>18B</b>	<b>DEL AIR / MARINA DEL REY</b>				Map Type: <b>REV. (REV RECD)</b>	

Total Units **390** = Proposed Units **378** + Exempt Units **12**

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:	<b>1.83</b>
IN-LIEU FEES:	<b>\$714,295</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$714,295 in-lieu fees.

Trails:

No trails.

Comments:

The proposed project includes a total of 390 units consisting of 20 townhouses (M.F. < 5 units) and 370 apartment/condominium units (M.F. > or = 5 units). Seven single-family residences, two two-family residential buildings (4 units), and eight (8) apartment units are proposed to be demolished. Credit is given for the 12 multi-family units to be demolished; no credit for the seven single-family residences.

\*\*\*Advisory:

The Representative Land Values (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 1<sup>st</sup> 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 1<sup>st</sup> 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  
James Barber, Land Acquisition & Development Section

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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>70853</b>	DRP Map Date:	<b>07/07/2010</b>	SMC Date:	<b>08/12/2010</b>	Report Date:	<b>07/22/2010</b>
Park Planning Area #	<b>18B</b>	<b>DEL AIR / MARINA DEL REY</b>				Map Type:	<b>REV. (REV RECD)</b>

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 **390** = Proposed Units **378** + Exempt Units **12**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.08	0.0030	0	0.00
M.F. < 5 Units	2.93	0.0030	16	0.14
M.F. >= 5 Units	1.56	0.0030	362	1.69
Mobile Units	2.99	0.0030	0	0.00
Exempt Units			12	
<b>Total Acre Obligation =</b>				<b>1.83</b>

Park Planning Area = **18B DEL AIR / MARINA DEL REY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.83	\$390,325	<b>\$714,295</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.83	0.00	0.00	1.83	\$390,325	<b>\$714,295</b>



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, MS, REHS**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TELE (626) 430-5280 • FAX (626) 980-2740



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Fifth District

August 11, 2010

Tract Map No. 070853

Vicinity: Inglewood

Tentative Tract Map Date: July 7, 2010 (2<sup>nd</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does **NOT** recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 070853** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

If you should have any questions, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection