

SUBDIVISIONS PRE-APPLICATION COUNSELING REPORT

CASE NUMBER
RPPL2026000329

MEETING DATE
March 12, 2026

OWNER / APPLICANT

Wilder LLC

PROJECT OVERVIEW

A subdivision to create two parcels on 0.2 gross acres pursuant to Parcel No. 1 would be 4,570 square feet and Parcel No. 2 would be 4,390 square feet in size. The existing single-family residence with an attached one-car garage will remain on Parcel No. 1 and the detached two-car garage on Parcel No. 2 will be demolished.

LOCATION

4748 W. 140th Street, Hawthorne

ACCESS

140th Street

ASSESSORS PARCEL NUMBER

4147-021-019

SITE AREA

8,960 gross square feet / 0.2 gross acres (AMBP)

GENERAL PLAN / LOCAL PLAN

South Bay Area Plan

PLANNING AREA

South Bay

SUP DISTRICT

2nd

LAND USE DESIGNATION

H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)

ZONE

R-1 (Single-Family Residence - 5,000 Net Square Feet Minimum Lot Size)

PROPOSED UNITS

2 Lots

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

2 Lots pursuant to SB 9

APPLICABLE STANDARDS DISTRICTS

[Chapter 22.318](#) - South Bay Planning Area Standards ("PASD")

CASE PLANNER:

Marie Pavlovic

PHONE NUMBER:

(213) 974-6433

E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov

COMMENTS AND RECOMMENDATIONS

This Pre-Application Counseling ("PAC") report is based on the proposed project scope of creating two parcels pursuant to SB 9 urban lot split.

LAND USE AND ZONING

- a. The project is within the H9 Land Use Category of the South Bay Area Plan, which allows a maximum density of 9 dwelling units per acre. The R-1 Zone limits the creation of each new residential lot to

contain a minimum of 5,000 net square feet, so this project site could not be subdivided further under the existing Land Use Category and zoning.

- b. However, CA State legislation ([SB 9](#)) allows for the creation of two new residential lots referred to as an “urban lot split” with a minimum area of 1,200 net square feet per lot. The property is eligible to split the lot under SB 9 because the property is zoned R-1 Zone and does not contain environmentally sensitive resources or hazards. No public hearing or environmental review is required under SB 9.
- c. Please note that the subdivision application is to approve the new lots only and does not approve future proposed development.
- d. The proposed project will require a Tentative Parcel Map application as it will result in fewer than five lots or units.
- e. This project is located within a Census-designated urban area, and eligible for an SB 9 subdivision per the GIS Potential Eligibility Layer.

2. HOUSING PERMIT (INCLUSIONARY HOUSING ORDINANCE (IHO) [Chapter 22.121](#) / AFFORDABLE HOUSING REPLACEMENT [Chapter 22.119](#))

- a. The project as designed is not subject to IHO because the maximum density permitted on the project site is less than five units/five units or more.
- b. If there were existing rental units on the project site that were covenanted or subject to the County’s rent stabilization ordinance within five years of your application, you may be required to comply with Affordable Housing Replacement ([Chapter 22.119](#)) requirements. This is to be determined with a submittal of a Pre-existing Site Conditions Form ([LINK](#)).
- c. The project may require a Housing Permit depending on b. above. If so, you will need to submit *Housing Permit Application - Form A* ([LINK](#)) as well as a Pre-existing Site Conditions Form ([LINK](#)). See all application materials under Applications and Forms, “**Housing Permit**” on our website ([LINK](#)). This permit will be processed concurrently with your Tract Map application.

3. REQUIRED PERMITS / APPLICATIONS

- a. As mentioned above, a **Tentative Parcel Map** application is required for this proposed project. Please see the Subdivisions application checklist here ([LINK](#)). See all Tentative Map application requirements under Applications and Forms, “**Subdivision Tentative Maps**” on our website ([LINK](#)).
- b. **The Tentative Parcel Map** application should specify that this is an “SB 9 Subdivision”. Please note the attachments listed under the “SB 9 Projects Urban Lot Splits” must also be included in your application. The subdivision application is only for the new proposed lots, not for future proposed development. Therefore, no new residential development (building pads or footprints) shall be depicted on the Tentative Parcel Map.
- c. If any oak trees are located on the project site and proposed to be impacted or removed, an Oak Tree Permit and Report may be required. See the Oak Tree Permit application checklist here ([LINK](#)). See all application requirements under Applications and Forms, “**Oak Tree Permit**” on our website ([LINK](#)). If there are oaks on the project site considered to be oak woodland (generally two or more oaks with five-inch, measured at 4.5 feet above mean natural grade with greater than 10 percent canopy cover), this may require further analysis pursuant to CEQA. See the County’s Oak Woodland Conservation Management Plan ([LINK](#)) and more information on our website ([LINK](#)).

- d. *A subdivision pursuant to SB 9 requires confirmation that the subject parcel was legally created. In this case, a Certificate of Compliance (COC) is required prior to the filing of an SB 9 urban lot split application as the Subdivision was not approved by the Board of Supervisors.*
- e. Please see our fee list for all application fees ([LINK](#)).

4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- a. If this project is submitted as a subdivision pursuant to SB 9, then the project will be exempt from CEQA review.

5. GENERAL COMMENTS FOR TENTATIVE MAP PREPARATION

- a. The **Tentative Parcel Map** should contain all the map content required pursuant to [Section 21.48.040](#) (Information Required – Format for Minor Land Division).
- b. Prior to the submittal of the project, a **map number** per ([LINK](#)) must be created. This will be the number referenced throughout the subdivision process. To obtain a map number, you must submit through EPIC-LA ([LINK](#)) with the Department of Public Works. Search “Map Number” through the Application Assistant and apply.
- c. Ensure there is a parcel table with the net and gross areas of each lot, notes regarding utilities, a vicinity map, the north arrow, easements, the General Plan Land Use Category and the Zoning designations, earthwork movement quantities and depictions of retaining walls with scaled cross sections and heights.
- d. The Tentative Parcel Map must depict all existing conditions and proposed lot lines with lot dimensions. Future proposed structures and uses not under construction should not be placed on the tentative map. Only existing structures should be depicted on the tentative map, along with a note indicating whether they will be retained or removed. For existing fences and walls, provide the height and material. In certain cases, the Tentative Parcel Map may also show changes to existing or new proposed curb cuts and driveways, if included as part of the project. The Tentative Parcel Map should identify all existing trees and species on the subject property.

6. DESIGN STANDARDS

- a. Future residential buildings must also comply with [Section 22.140.520](#) (Residential Design Standards or “RDO”).

7. ADDITIONAL NOTES

- a. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#) for the on-site tree planting of one tree per each 25 feet of existing and proposed street/lot frontage and [Section 22.318.060 \(F\)\(1\)](#) (PASD Area-Wide Development Standards) regarding front yard landscaping and the height of fences and walls. Conformity with these requirements will be reviewed during the Final Map stage. Obtain landscape plan approval depicting the required front yard landscaping, conforming fence/walls, and the location of the required tree(s), prior to implementing the plan.
- b. Any existing zoning violations on the property must be abated to proceed with a public hearing or approval. Ensure existing fences and walls conform to the South Bay PASD.
- c. *According to the California Department of Housing and Community Development, LLCs are not eligible applicants for an SB 9 urban lot split application because they cannot satisfy the three-year occupancy requirement ([HCD-Letter-of-Technical-Assistance---SB-9-lot-splits-with-LLCs](#)).*

- d. Provide copies of building permits and Assessor Field Notes for all existing buildings and structures. Existing permitted building setbacks are considered legal nonconforming, and modification to the building footprint to meet the 20-foot front yard setback from Shoup Avenue would not be required. However, if the house was modified without a permit, it will need to be brought up to code or permitted, so long as it can meet the development standards. If the home is tenant - occupied, no modifications are allowed under SB 9, and the property becomes ineligible for an SB 9 lot split.
- e. The detached garage shall be demolished prior to recording the final map.

FILING INSTRUCTIONS

To file a subdivision application:

- Refer to <http://planning.lacounty.gov/apps> for a Subdivisions submittal, checklist and other documents and information, as applicable.
- Submit a DRP Base Application-Subdivisions through the [EPIC-LA](#) website and upload all required application materials.
- Email Subdivisions: subdivisions@planning.lacounty.gov to schedule an appointment to submit your application package. Upload the application checklist materials prior to the scheduled appointment. On the day of the appointment, an invoice will be sent out if all the materials are included and ready for intake. If the project is not ready for intake, you will receive a list of outstanding items that are needed. This may postpone or delay your intake appointment to a later date.
- This PAC report is advisory only. A new submittal is required for any additional inquiries or proposals. You may not upload additional items to this case number once the PAC report is complete.
- All general inquiries can be emailed to subdivisions@planning.lacounty.gov



**PRELIMINARY COMMENTS
LAND DEVELOPMENT COORDINATING CENTER**

PLAN NAME: _____

Date: _____

GENERAL INFORMATION

Owner/Applicant:
Location:
Zoning:
Proposed Project:
APN:

General/Local Plan:
Area:

REGIONAL PLANNING

PLANNER:

- Parcel Map
- Lease Project
- Slope Analysis
- Other: _____

- Tract Map
- Plan Amendment
- Zone Change

- Conditional Use Permit
- Single Lot Development (R-3 or Greater)

PUBLIC WORKS

ROAD:

Right-of Way:

1. Street 140TH STREET
2. Street SHOUP AVENUE

- 100' 84' 80' 66' 64' 60' 58' (Min 40' for any dedicated street)
- 100' 84' 80' 66' 64' 60' 58' (Min 40' for any dedicated street)

Highways 120' 100' 80' 64'
Local Street 64' 60' 58'

Other: _____
Other: _____

Industrial Collector 84'
Alleys 30'
Antelope Valley 64' (Section/1/4 Section Lines)
Tap Street 64' 60' for future access

Slope Easement Yes No
Offsite Easement Yes No (if yes, required before tentative approval)

Improvements:

- PM (greater or = 5 acres min. lot size) – none required
- PM or TR (> or = 40,000 SF Lots) – Rural Improvements (18' from centerline with concrete inverted shoulder)
- PM or TR (<40,000 SF Lots) – Urban Improvements (sidewalk optional if > or = 20,000 SF)
- Curb and Gutter
- Streetlights
- Street Trees
- Underground New Utilities (<50KV)
- Inverted Shoulders (>20,000 SF)
- Sidewalk
- Repair
- Signing/Striping
- TR (greater or = 10 acres min. lot size) – none required
- Drainage (Bridges, Culverts, etc.)
- Offsite Access (24' min)

Other:

- Traffic Study
- IEC Approval
- Contact Caltrans for State Highway \$ _____ /Lot/Acre
- B&T District

ADDITIONAL ROAD COMMENTS:

-The existing driveways on 140th Street is not ADA compliant since there is no 2% landing on top of the driveway. The driveway need to be reconstructed to have minimum 4' of landing with 2% slope.
- The new driveway on Shoup Avenue shall be constructed to comply with current ADA guidelines and shall keep minimum 2' away from existing/new utilities. The location (begin point) of this new driveway shall keep minimum 50' distance from end of the curb ramp (ECR).

DRAINAGE:

- Hydrology Report
- Delineate F.H. Boundaries
- Drainage Improvements
- Major Flood Way
- Drain to Street
- Show Proposed Building Footprints, Proposed Elevations, and Drainage Pattern on Map
- Infiltration Test required if infiltration rate needed for design of items above**
- Low Impact Development Plan (LID)
- Note of Flood Hazard
- Delta Q Basin (7 Day Perk Test)
- Blue Line Water Course
- Contact Fish & Game/Corp of Engineers
- Span & Clearance
- Antelope Valley Drainage Fee - \$ _____/lot
- Drainage Acceptance Letter
- On Site Drainage Requirements

GRADING:

- Show Grading Limits and Quantity on Tentative Map
- Submit Grading Plan
- Approved Hydrology and approved LID to be shown on the Site Plan.**
- Benchmark

SEWERS:

- Private Sewage Disposal – Contact Health Department (> or 5 acres min. lot size or > or = 200' x number of lots)
- Public Sewers
- Sewer Area Study (Required before tentative approval)
- Show Existing Sewer Main and Sewer Laterals on Tentative Map
- Connect to Existing Main Line
- Obtain a Will Serve Letter
- Separate H.L for each lot or building
- Obtain outlet approval from the City of _____

WATER:

- Contact Local Water Company
- Water Shortage
- Contact County W.W.D.
- Written Verification (500 du or 10% increase, required before tentative approval)
- Service Area or Water Purveyor or form Mutual Water Company
- Show Existing Mainlines and Water Service Lines on Tentative Map
- Will Serve Letter
- Extend Waterlines
- PM or TR > or = 5 acres – contact Health Dept.

GEOLOGY & SOILS:

- Geotechnical Report that addresses
- Fault Study Prior to Regional Planning Approval
- Contact: **No Comments. For questions contact Karin Burger or Hailley Ndubizu @ 626.458.4925**
- Liquefaction
- Slope stability Prior to Regional Planning Approval

BUILDING & SAFETY:

- Permits
- If proposed, remove existing structures prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.**

MAPPING:

- Tentative Map
- Final Map
- Waiver

FIRE DEPARTMENT

- F.H. w/l 750' structure
- _____ G.P.M. @ 20 PSI
- _____ Driveway Width
- No requirements till building permit
- F.H. w/i 450' lot frontage
- F.H. spacing @ 600'

Additional Comments:

Note: Preliminary comments on this form are based on the conceptual files submitted for review and reflect possible future requirements. These requirements may change upon the application moving forward and as the project concept is finalized with the tentative map process. The comments on this form are not conditions of approval.



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

EPIC-LA NUMBER: RPPL2026000329 PROJECT NUMBER:
CITY/COMMUNITY: Wiseburn STATUS: Cleared
PROJECT ADDRESS: 4878 W 140th Street DATE: 03/02/2026
Hawthorne, CA 90250

CONDITIONS

1. Submit the completed original copy of the Fire Flow Availability Form (Form 195) for the existing public fire hydrants. The fire flow data shall be submitted to the Land Development Unit prior to the issuance for clearance to proceed to the public hearing process. A fire hydrant upgrade is not necessary if the existing public fire hydrant(s) meet(s) the fire flow requirement.
2. Indicate on the plan the location of all existing public fire hydrants within __450__ feet of the lot frontage. Fire Code 507.5 & C105.1
3. The required fire flow for the public fire hydrants for one- and two-family dwellings, and Group R-3 buildings not located in a fire hazard zone may be reduced to a minimum of 500 gallons per minute once detailed information on the future residential structures is provided to the Fire Department prior to building permit issuance.

For any questions regarding the report, please contact Martin Salazar at (323) 890-4243 or Martin.Salazar@fire.lacounty.gov.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
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www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

February 24, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

Lusi Mkhitarian

FROM: Lusi Mkhitarian, REHS, MPH
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: PRE-APPLICATION CONSULTATION
4878 W 140th STREET HAWTHORNE CA 90250
RPPL2026000329**

Thank you for the opportunity to review the application for the above-referenced project. The applicant is seeking approval to split one lot into two parcels. The existing single-family home will remain, but the existing garage will be demolished.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

1. If a public water system is intended to be utilized as the potable water source, submit a copy of a current (issued within the past 12 months) signed "Will Serve" letter or a recent water bill from the approved public water system purveyor in the service area.
2. Conditional "Will Serve" letter will not be accepted by the Department until its conditions are either met or agreed to in writing by the applicant.

For questions regarding the above comments, please contact Bharat Dungrani at (626) 430-5420 or waterquality@ph.lacounty.gov.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

1. If a public sewer system is intended to be used for wastewater disposal, submit a copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from the approved public sewer system in the service area.
2. Conditional "Will Serve" letter will not be accepted by the Department until its conditions are either met or agreed to in writing by the applicant.

For questions regarding the above comments, please contact Martin Farmand at (626) 430-5380 or dlanduse@ph.lacounty.gov.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
 - a. All construction equipment shall be equipped with the manufacturer’s recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
 - b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
 - c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
 - d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.
4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	<i>7 am – 10 pm</i>	50	55	60	65	70
	<i>10 pm – 7 am</i>	45	50	55	60	65
Commercial	<i>7 am – 10 pm</i>	60	65	70	75	80
	<i>10 pm – 7 am</i>	55	60	65	70	75
Industrial:	<i>Anytime</i>	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

Measuring Location	Units Installed on or after January 1, 1980 dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4: dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_PRE-APPLICATION_4878 W 140th STREET HAWTHORNE CA 90250_RPPL2026000329_02.24.2026



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



CONCEPTUAL PARK OBLIGATION ESTIMATE

Map # RPPL2026000329	DRP Map Date: 02/02/2026	SCM Date:	Report Date: 03/02/2026
Park Planning Area # 18B	CSD:	Map Type: Pre-Application Counseling	

Total Units = Proposed Units + Exempt Units

Conceptual Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$5,945

The purpose of this report is to provide an estimate of the Quimby park obligation for the subdivision as it is presented in the submitted application. As the project develops and is refined, this estimate will be adjusted accordingly, depending upon the proposed number of units and housing type.

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.

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.

Trails:

Comments:

For further information:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305, Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

For information on Trail requirements, if applicable:

Please contact the Trails Coordinator at (626) 588-5323.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
CONCEPTUAL PARK OBLIGATION ESTIMATE**



Map # **RPPL2026000329** DRP Map Date: **02/02/2026** SCM Date: Report Date: **03/02/2026**
 Park Planning Area # **18B** CSD: Map Type: **Pre-Application Counseling**

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

$$(P)eople \times (0.0030) \text{ Ratio} \times (U)nits = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times RLV/Acre = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
 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

Park Planning Area = **18B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	1	0.01
M.F. < 5 Units	2.23	0.0030	0	0.00
M.F. >= 5 Units	1.76	0.0030	0	0.00
Mobile Units	0.00	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	589,697	\$5,944.15