SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT
Olson Urban Housing, LLC

MAP/EXHIBIT DATE: 08/20/2019
SCM REPORT DATE: 09/19/19
SCM DATE: 09/26/19

PROJECT OVERVIEW

Subdivision: To create one multi-family lot developed with two (2) single-family homes and fifty-four (54) new three-story townhouse condominium units in ten buildings, 112 covered standard parking spaces and 16 guest spaces.

Housing Permit: To establish four (4) new condominiums at 120% AMI for 55 years.

Zone Change: From A-1-6000 to R-3

Plan Amendment: From H9 to H30

MAP STAGE
Tentative: ☑  Revised: ☐  Amendment: ☐  Amended: ☐  Modification to: ☐  Other: ☐

MAP STATUS
Initial: ☑  1st Revision: ☐  2nd Revision: ☐  # Revision (requires a fee): ☐

LOCATION
18616 Rorimer St. La Puente, CA 91744
Via Rorimer Street

ASSESSORS PARCEL NUMBER(S)
8726002015; 8726002016

SITE AREA
83,541.2 square feet/ 1.91 net acre(s)

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan 2035

ZONED DISTRICT
Puente
1st

SUP DISTRICT
CSD

ZONE
A-1-6000

LAND USE DESIGNATION
H9 Residential

PROPOSED UNITS (DU)
56

MAX DENSITY/UNITS (DU)
17.18 = 18 (round up for affordable)

GRADING
20,670 cu yds.
1,850 cut 820 fill over excavation 18,000

ENVIRONMENTAL DETERMINATION (CEQA)
TBD

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department  Status  Contact
Regional Planning  Hold  Elsa M. Rodriguez (213) 893-7452  planner@planning.lacounty.gov
Public Works  Hold  Phoenix Khoury (626) 458-4921  pkhoury@dpw.lacounty.gov

Updated 2/27/18
SUBDIVISION COMMITTEE REPORT

TR82836 09/19/2019

Fire Hold Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation Cleared Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health Hold Vincent Gallegos (626) 430-5381 vgallegos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

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

PREVIOUS CASES

RPPL2018005811 – One Stop

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. A Plan amendment to H30, is not compatible with the existing H9 residential uses immediately north and east of the subject property. Instead, there may be support for a General Plan land use category of H18 and a zone change to Zone R-2 with a density bonus via proposed affordable housing may serve as a better transition.

Please read below for further details.

Environmental Determination:
1. Additional studies and/or reports may be required after the initial review of the environmental assessment.
2. For any questions related to site biology, you may contact the staff biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Land Use Policy:
3. The proposed density of 56 condo units is not consistent with the current H9 Residential land use designation under the General Plan. The current maximum density allowed is a range of up to 18 dwelling units per net acre.
4. The proposed affordable housing set-aside of four (4) units for sale to moderate income households does not meet the minimum Density Bonus (“DB”) requirement for a project similar in size and scope. At the proposed 56 units, a minimum 10 percent, or six (6) units, is required. My recommendation is highlighted below. All numbers below are rounded up pursuant to AB2501.

| Existing Density Bonus Ordinance (no density bonus requested) |
|---------------------------------|-----------------|-----------------|
| **Land Use Category** | **Base Units 1.91ac** | **Minimum Set-aside 120%AMI Units** |
| H9 | 18 | 2 |
| H18 | 35 | 4 |
| H30 | 58 | 6 |

| Existing Density Bonus Ordinance (with Density Bonus requested) |
|---------------------------------|-----------------|-----------------|
| **Land Use Category** | **Base Units 1.91ac** | **Density Bonus** | **Minimum Set-aside 120%AMI Units** | **Total Units** |
| H9 | 18 | 200% | 8 | 54 |
| H18 | 35 | 55% | 14 | 55 |
| H30 | 58 | 0% | 6 | 58 |

| Proposed DRAFT Density Bonus Ordinance (with density bonus requested) |
|---------------------------------|-----------------|-----------------|-----------------|
| **Land Use Category** | **Base Units 1.91ac** | **Minimum Set-aside 120%AMI Units** | **Density Bonus** | **Total Units** |
| H9 | 18 | 18 | 200% | 54 |
| H18 | 35 | 30 | 54% | 54 |
| H30 | 58 | 6 | 0% | 58 |
5. The proposed development is not consistent with Plan policies related to Housing Affordability.
   a. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.
   b. Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

Tentative Map:
6. See Exhibit Map/Exhibit A for corrections.

Exhibit Map/Exhibit "A":
7. Pocato Road. Back up space for vehicles must be 26 feet. Via affordable housing incentives you may be able to request an off-menu reduction in backup space to 23 feet. Are there light poles blocking access to the garages?
8. Deductions. Please note a 10-foot-wide road right-of-way highway dedication exist on La Seda Road and Rorimer Avenue, therefore the current total front yard setback is 30 feet (30H10).
9. Trees/Landscaping. Please add a dimension to the front PL and place one (1) tree for every 25 feet. Include a landscape table. At least 50 percent of the front yards along Rorimer must be softscaped.
10. Guest Parking. Please label the guest parking. Via affordable housing, no guest parking is required if you provide the minimum affordable six units under the current Density Bonus.
11. Fences/Walls/Gates.
12. Bike Parking. Designate two feet by six feet area within the garage for long-term bike parking. Designate an area for six (6) short-term bike parking minimum See 22.112.100(D)
13. Scale. The 1" =20’ scale is incorrect, possible printing error. Please verify the scale used and update as necessary.

Housing Permit:
14. Through the administrative housing permit/DB, no guest parking is required. It does not count towards incentives. However, the project must meet the minimum required affordable housing set-aside of six (6) dwelling units to apply SB1818.

Healthy Design Ordinance ("HDO"):
15. Ensure the project meets the HDO requirements related to pedestrian access/connections; parking lot walkways and landscaping.
16. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 446 linear feet of street frontage, a total of 18 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:
17. Design Evaluation Team – Your project has been scheduled for an internal DRP design evaluation meeting on 10/24/2019. Please expect more comments. Consider facing one of the SFRs onto La Seda Rd. Currently they are both facing Rorimer Rd.
18. Certificate of Compliance. Please note there are two “conditional CoCs” onsite. COC 9303 and COC 9304. Further research is needed from staff.

19. RESUBMITTAL INSTRUCTIONS
   • A completed and signed Land Division application,
   • A signed and dated cover letter describing all changes made to the map,
   • Two (2) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit “A,” (if filed in-person),
   • A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
   • Other materials requested by the case planner.
   • Upload one digital copy of applicable materials to eReviews via CSS online portal.
   • Revision fee payment (for the 3rd revision and thereafter).

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. If Pacato Road is to be used as an access road for buildings 9 and 10, provide evidence that the applicant has legal access to a public street via Pacato Road. Cited existing easements appear to be exclusive "Road" easements.

2. Obtain a consent letter from the General Telephone of California Company for your proposed development.

3. Most of the existing easements along Pacato Road appear to be exclusive easements. Does any of these easements restrict the applicant from dedicating any portions of Pacato Road for the purposes indicated under proposed easements A and B?

4. Provide/reserve the necessary access rights along Pacato Road for the properties that currently utilize "Pacato Road."

5. An approved hydrology report/Low Impact Development (LID) plan is required. Please see attached Hydrology review sheet (comment No. 1), Geologic and Soils Engineering review sheet (comment Nos. S1 and S4), and Grading review sheet (comment No. 2) for requirements.

6. An approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (comment Nos. G1, G2, and S2-S4).

7. An approved sewer area study is required. Please see attached Sewer review sheet (comment No. 1) for requirements. Sewer area study PC 12502AS (plan case number ESTU2019000465) is currently under review.

8. A will serve letter from the Los Angeles County Sanitation Districts is required. Please see attached Sewer review sheet (comment No. 2) for requirements.

9. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (comment No. 1) for requirements.

10. A covenant(s) indicating the acceptance of any off-site impacts from off-site property owner(s) is required. Please see attached Grading review sheet (comment No. 3) for requirements.
11. Revisions to the tentative map are required to show the following additional items:
   
   a. For ease of review and clarity, we recommend using different line weights for existing improvements and proposed improvements.

   b. Clarify the scope of work, will grading be performed as part of the tentative map approval process.

   c. Remove the word “MAP” from the title description.

   d. Correct the assessor parcel numbers in Sheet 1 to 8726-002-015 and 8726-002-016. It is currently labeled as 726-002-015 and 726-002-016.

   e. Show and label the private driveway and firelane.

   f. Provide the signature of the registered civil engineer who prepared the tentative map.

   g. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If the easement is “to be abandoned”, indicate the proposed timing of abandonment.

   h. Show the name of holder(s) for easement 3.

   i. Show the proposed building pad elevations.

   j. Is the portion labeled “NEW R/W” on Rorimer Street to be dedicated? If so, label that portion “to be dedicated.”

   k. Provide cross sections for La Seda Road, Pacato Road, and Rorimer Street.

   l. If there is no gate being proposed, add the annotation “No proposed gate.”

   m. The proposed easements A and B are being dedicated to the city of Montebello on the tentative map, while the same proposed easements are being dedicated to the County of Los Angeles on the exhibit map. Verify and reconcile.

   n. Label Pacato Road as “private driveway” or “private driveway and firelane” if required by the Fire Department.

   o. Please see attached Hydrology review sheet (comment No. 2) for requirements.
p. Please see attached Grading review sheet (comment No. 1) for requirements.

q. Please see attached Road review sheet (comment No. 1) along with checked print for comments and requirements.

r. Please see attached Sewer review sheet (comment No. 3) along with checked print for comments and requirements.

s. Please see attached Water review sheet (comment No. 2) for requirements.

12. Revisions to the exhibit A map are required to show the following additional items:

a. All subdivision comments on the tentative map are also applicable to the Exhibit A map.

b. Provide a note to indicate that no parking shall be allowed at any time along Pacato Road.

c. Please see attached Grading review sheet (comment No. 1) for requirements.

d. Please see attached Road review sheet (comment No. 1) along with checked print for comments and requirements.

e. Please see attached Sewer review sheet (comment No. 3) along with checked print for comments and requirements.

f. Please see attached Water review sheet (comment No. 2) for requirements.
VESTING TENTATIVE TRACT MAP NO. 82836
FOR CONDOMINIUM PURPOSES
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A part of the land located and situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BEGINNING at the SW corner of Lot 21, Block 7, Cottonwood Manor Plat No. 7, Survey No. 1605, Part 3, Section 22, T26N, R7E, M.N.M., Township 26 North, Range 7 East, Principal Meridian of Los Angeles, State of California, and from said point north along the W line of said Lot 21, Block 7, a distance of 365.27 feet, thence east along the S line of said Lot 21, Block 7, a distance of 271.22 feet, thence south along the E line of said Lot 21, Block 7, a distance of 69.90 feet, thence west along the N line of said Lot 21, Block 7, a distance of 131.93 feet, thence north along the W line of said Lot 21, Block 7, a distance of 90.12 feet, thence west along the N line of said Lot 21, Block 7, a distance of 58.98 feet, thence south along the W line of said Lot 21, Block 7, a distance of 90.12 feet, thence east along the S line of said Lot 21, Block 7, a distance of 271.22 feet, thence north along the E line of said Lot 21, Block 7, a distance of 69.90 feet, thence west along the N line of said Lot 21, Block 7, a distance of 131.93 feet, thence south along the W line of said Lot 21, Block 7, a distance of 365.27 feet to the place of beginning, containing 1.90 acres, more or less.

REVISIONS

PROVIDE THE SIGNATURE OF THE REGISTERED CIVIL ENGINEER WHO PREPARED THE TENTATIVE MAP.

8726

DPW, LDD-SUB, KG: Provide the signature of the registered civil engineer who prepared the tentative map.

correct APN#
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 82836
FOR CONDOMINIUM PURPOSES
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR82836 TENTATIVE
20 AUGUST 2019

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 82836
FOR CONDOMINIUM PURPOSES
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DPW (LDD-RD, DT):
Construct new driveway

P/L should be where existing R/W is. What does the bold line represent? Remove if unneeded

DPW, LDD-SUB, KG: Is this correct? On the exhibit map, easements are being proposed to the County. Verify.

DPW, LDD-SUB, KG: Provide cross sections for La Seda Road, Pacato Road, and Rotier Street.

DPW, LDD-SUB, KG: If there is no gate being proposed, add the annotation "No proposed gate."

DPW, LDD-SUB, KG: Show the existing improvements in lower opacity and show proposed improvements in solid lines.

DPW, LDD-SUB, KG: Show building pad elevations. Building footprints should only be shown in the Exhibit A.

DPW, LDD-SUB, KG: Provide the disposition of these easements, i.e., "to remain" "to be relocated" or "to be abandoned."

DPW, LDD-SUB, KG: Remove the word map.

DPW, LDD-SUB, KG: If there is no gate being proposed, add the annotation "No proposed gate."

DPW, LDD-SUB, KG: Show the name of the holder(s) for easement 3.

DPW, LDD-SUB, KG: Provide cross sections for La Seda Road, Pacato Road, and Rorimer Street.

DPW, LDD-SUB, KG: Show building pad elevations. Building footprints should only be shown in the Exhibit A.

DPW, LDD-SUB, KG: Provide the disposition of these easements, i.e., "to remain" "to be relocated" or "to be abandoned."

DPW, LDD-SUB, KG: Remove the word map.

DPW, LDD-SUB, KG: Show the name of the holder(s) for easement 3.
Approval and clearance of the tentative map is subjected to compliance with the following drainage comments:

1. Prior to tentative map approval for drainage, submit a hydrology report to EPIC-LA as a “Hydrology Study” plan case, showing the extent of drainage impacts and provide mitigation acceptable to the County.
   - Comments were provided back to engineer on 9/10/19

2. Update the tentative map to show all of the improvements required by the hydrology study.

Reviewed by:  
Date: 09/11/19  Phone: (626) 458-4921  
CHRISTIAN ASCENCIO
Tentative Tract Map 82836  Tentative Map Dated 8/20/19 Parent Tract
Grading By Subdivider? [Y] (Y or N) 20,670 yd³
Geologist —
Soils Engineer —
Location La Puente
Subdivider Hanaro Community Church
Engineer/Arch. Bittner

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.** Provide a geotechnical report that addresses and evaluates the site and the proposed development. The report must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available on the Internet at: [http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf](http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf).

**G2.** 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. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the Manual for Preparation of Geotechnical Reports and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: [http://dpw.lacounty.gov/gmed](http://dpw.lacounty.gov/gmed)), and the California Geological Survey’s Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.


**S2.** Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.

**S3.** 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. Location of "Restricted Use Areas", if applicable.
   d. All recommended mitigation measures, as necessary.

**S4.** The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.

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

Prepared by

[Signature]

Geotechnical Report

[Signature]

Geotechnical Engineer

Date 9/10/19

Please complete a Customer Service Survey at [http://dpw.lacounty.gov/go/gmedsurvey](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.
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
   a. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
   b. Retaining Wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
   c. Earthwork volume, including cut, fill, import, and export, as applicable
   d. Label all proposed Private Driveway and Firelanes.
   e. Indicate maintenance responsibilities for all drainage devices.

2. Approval of the latest Hydrology Report/ Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site drainage impacts.

Name Patricia Constanza Date 9/19/19 Phone (626) 458-4921

tr82836g denial.doc
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and exhibit “A” map is required to show the following items:
   - See attached check print for comments.

Prepared by Dennis Tovar Phone (626) 458-4921 Date 9-17-2019
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 82836
"FOR CONDOMINIUM PURPOSES"
IN UNINCORPORATED TERRITORY OF LOS ANGELES, STATE OF CALIFORNIA
DATE: 08/15/19

PROJECT SUMMARY:

PROJECT AREA:

RECEIVED
DEPT OF REGIONAL PLANNING
TR9836 EXHIBIT
20 AUGUST 2019
DPW (LDD-RD, DT):

what are these lines? Remove if unneeded.
P/L should be where existing R/W is. what does the bold line represent? remove if unneeded
close driveway and replace with standard curb, gutter, and sidewalk
Rehabilitate Pacato Road to the satisfaction of Fire Department.

DPW, LDD-SUB, KG: The tentative map says "to the City of Montebello." Clarify.
DPW, LDD-SUB, KG: All subdivision comments in the tentative map are also applicable to the Exhibit A.

EXHIBIT "A" SITE LAYOUT
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 82836
IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 08/15/19
SHEET 1 OF 4 SHEETS
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12502AS, ESTU2019000465 currently in plan check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Industry.

2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

3. A revised tentative map and a revised exhibit map are required to show the following items:
   a. Call out location of existing sewer main lines to serve the proposed development with the PC or Cl number.
   b. 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. If there are no existing on-site public and private easements, add the annotation “No existing on-site public and private easements” on the tentative map.
   c. See brown-lined comments on EPICLA.
   d. Show any off-site improvements required by the approved area study, if any.

Prepared by Imelda Ng
Phone (626) 458-4921
Date 09-09-2019
DPW, LDD-SW, IN: I understand these are 6" HL from page 4. Do not show MH along laterals and clearly label them as HL on this page. Terminal manhole should be located upstream of the last HL.

DPW, LDD-SW, IN: What are these rectangular boxes? Please label.
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. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a current “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.

2. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.
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 Kevin Godoy Phone (626) 458-4921 Date 09-19-2019
The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel 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/residential planned development 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. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.

13. Grant ingress/egress and utilities easements over “Pacato Road” to the properties in the same block using said road to access a public road.

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.

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 the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate additional right-of-way to achieve ultimate right-of-way 30 feet from centerline along property frontage on Rorimer Street.

2. Construct new driveways on Rorimer Street.

3. Close two unused driveways along property frontage on Rorimer Street and replace with standard sidewalk, curb and gutter.

4. Rehabilitate pavement on Pacato Road to the satisfaction of Fire Department.

5. Repair any improvements damaged during construction.

6. Execute a covenant for private maintenance of curb/parkway drains; if any.

7. Plant street trees (minimum 24-inch box) and provide irrigation, along the property frontage.

8. Underground all new utilities.

9. Comply with all street lighting requirements per the attached memo dated April 4, 2019.

10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Dennis Tovar Phone (626) 458-4921 Date 9-17-2019
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 04/04/2019

TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division
Attention Kevin Godoy

FROM: Inez Yeung
Street Lighting Section
Traffic and Lighting Division

Prepared by M. Daniel Zahid

STREET LIGHTING REQUIREMENTS
RPPL2019001545  18681 Pacato Rd.  L034-2019

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways _________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide a streetlight on a concrete pole with underground wiring along the property frontage on Rorimer Street to the satisfaction of Department of Public Works or as modified by Department of Public Works. The streetlight shall be designed as a County owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _________ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ New streetlights are not required.
ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon CUP approval (CUP only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of annexations listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon submittal of street lighting plans (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlight. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

(1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.

(2) Submit map of the proposed project including any roadways conditioned for streetlight to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment ballotng process takes approximately 12 to 18 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and the streetlight in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlight by July 1st of any given year, provided the above conditions are met, the streetlight in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/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 streetlight located within gated communities.
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.

HOLDS

Access

1. On-site Fire Department vehicular access does not meet the requirement of being to within 150’ of all exterior portions of the proposed development. Show an on-site path of travel, which meets the distance requirement for proximity to an approved roadway.

2. A minimum 5’ wide path utilized solely for walking access must be shown to all exterior portions of the proposed development. Show the path of travel on the site plan.

3. Provide a set of architectural elevation drawings. Should the proposed development be in excess of 30’ from grade level to the top of the parapet, a required 28’ wide roadway within a minimum 15’-30’ set back from the vertical wall of the first story, must be provided for Fire Department Ladder Truck access. The roadway must extend along one entire side or be provided at two separate points of the proposed building.

4. Provide documentation that Pacato Road is publicly maintained. Additionally, show the ingress and egress of Pacato Road should this road be considered for Fire Department vehicular access.

5. Provide a Street Section Detail of Pacato Road. Provide the dimension and show all existing or proposed improvements within the detail.

WATER

6. Provide a Form 196 signed and completed by the local water purveyor.
7. Provide the square footage, type of construction and indicate all buildings with sprinklers installed in accordance with 903.3.1.1 or 903.3.1.2 for each proposed building. Presently I am unable to calculate the required Fire Flow.

8. Show all existing public fire hydrants to within 300' of all property lines. Show the distance dimensions and indicate their location on the site plan. Additional Public and On-site fire hydrants may be required, pending the information returned by the applicant for Fire Department review.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.
September 9, 2019

CASE: RPPL2019004775
PROJECT: TR82836
PLANNER: Rodriguez, Elsa
LOCATION: 18616 Rorimer Street La Puente CA 91744

The Department of Public Health-Environmental Health Division has reviewed the information to create a 56-unit urban infill townhome development on a present church parcel of land.

Public Health recommends that the conditions or information needed below be satisfied if ultimately approved by this advisory agency.

1. Submit a copy of a signed “Water Will Serve” letter from Rowland Water District that is within 12 months current.

2. Project will be connected to the public sewerage, follow the directive from the Department of Public Works.

3. **NOISE:** The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (a copy is available at municode.com). The sections in Title 12 that apply to this project are based on our review (subject to change).

**Operation use:**

- **Section 12.08.390. Exterior Noise standards.** This standard would apply to on-site equipment (i.e. mechanical equipment or operational sound other than specific noise restrictions in part 4 of Title 12. The following exterior noise levels shall apply to all receptor properties within a designated noise zone:

**COMMUNITY NOISE CRITERIA (12.08.390)**

<table>
<thead>
<tr>
<th>Noise Zone</th>
<th>Land Use of Receptor Property</th>
<th>Time</th>
<th>Level (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Std 1 L50 30 min/hr</td>
</tr>
</tbody>
</table>

Prepared by:
Vincent Gallegos, REHS
Environmental Health
Specialist IV

SD-1
<table>
<thead>
<tr>
<th></th>
<th>Noise Sensitive</th>
<th>Anytime</th>
<th>45</th>
<th>50</th>
<th>55</th>
<th>60</th>
<th>65</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Residental</td>
<td>10PM to 7AM</td>
<td>45</td>
<td>50</td>
<td>55</td>
<td>60</td>
<td>65</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7 AM to 10 PM</td>
<td>50</td>
<td>55</td>
<td>60</td>
<td>65</td>
<td>70</td>
</tr>
</tbody>
</table>

Source: Los Angeles County Noise Ordinance, Exterior Noise Standards, Chapter 12.08, Part 3, Section 12.08.390.

1. **Los Angeles County Noise Standard No. 1, L$_{50}$**: Noise levels which may not be exceeded for a cumulative period of more than 30 minutes in any hour. If the ambient L$_{50}$ exceeds the levels listed above, then the ambient L$_{50}$ becomes the exterior noise level for Standard No. 1.

2. **Los Angeles County Noise Standard No. 2, L$_{25}$**: Noise levels which may not be exceeded for a cumulative period of more than 15 minutes in any hour. If the ambient L$_{25}$ exceeds the levels listed above, then the ambient L$_{25}$ becomes the exterior noise level for Standard No. 2.

3. **Los Angeles County Noise Standard No. 3, L$_{8.3}$**: Noise levels which may not be exceeded for a cumulative period of more than 5 minutes in any hour. If the ambient L$_{8.3}$ exceeds the levels listed above, then the ambient L$_{8.3}$ becomes the exterior noise level for Standard No. 3.

4. **Los Angeles County Noise Standard No. 4, L$_{1.7}$**: Noise levels which may not be exceeded for a cumulative period of more than 1 minute in any hour. If the ambient L$_{1.7}$ exceeds the levels listed above, then the ambient L$_{1.7}$ becomes the exterior noise level for Standard No. 4.

5. **Los Angeles County Noise Standard No. 5, L$_{0}$**: Noise levels which may not be exceeded for any period of time. If the ambient L$_{0}$ exceeds the levels listed above, then the ambient L$_{0}$ becomes the exterior noise level for Standard No. 5.

C. If the measurement location is on a boundary property between two different zones, the exterior noise level utilized in subsection B of this section to determine the exterior standard shall be the arithmetic mean of the exterior noise levels in subsection A of the subject zones. Except as provided for above in this subsection C, when an intruding noise source originates on an industrial property and is impacting another noise zone, the applicable exterior noise level as designated in subsection A shall be the daytime exterior noise level for the subject receptor property.

D. The ambient noise histogram shall be measured at the same location along the property line utilized in subsection B of this section, with the alleged intruding noise source inoperative. If for any reason the alleged intruding noise source cannot be turned off, the ambient noise histogram will be estimated by performing a measurement in the same general area of the alleged intruding noise source but at a sufficient distance such that the noise from the alleged intruding noise source is at least 10dB below the ambient noise histogram in order that only the actual ambient noise histogram be measured. If the difference between the ambient noise histogram and the alleged intruding noise source is 5 to 10dB, then the level of the ambient noise histogram itself can be reasonably determined by subtracting a one-decibel correction to account for the contribution of the alleged intruding noise source.

E. In the event the intrusive exceeds the exterior noise standards as set forth in subsections B and C of this section at a specific receptor property and the health officer has reason to believe that this violation at said specific receptor property was unanticipated and due to abnormal atmospheric conditions, the health officer shall issue an abatement notice in lieu of a citation. If the specific violation is abated, no citation shall be issued therefor. If, however, the specific violation is not abated, the health officer may issue a citation. (Ord. 11778 § 2 (Art. 4 § 403), 1978: Ord. 11773 § 2 (Art. 4 § 403), 1978.)

**Adjustments to the noise standard are made if a pure tone or impulsive noise is present (section 12.08.410).**

Title 12 does not regulate noise associated with motor vehicles operating on private or
public right of way or on property other than testing or repair. A project may increase vehicular traffic which may or may not have a significant impact to surrounding area. The determination to recommend a traffic noise study is made on a case by case basis during the conditional use permit or CEQA review.

- **Section 12.08.520. Refuse collection vehicles.** (refer to the ordinance)
  
  **Construction:**

- **Section 12.08.440. Construction noise.** A. 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 Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

  **Section 12.08.440 B:** The contractor shall conduct construction activities in such a manner that the maximum noise levels are not exceeded (refer to listed noise levels 12.08.440 B).

  B. Noise Restrictions at Affected Structures. The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those listed in the following schedule:

  1. At Residential Structures.

     a. Mobile Equipment. Maximum noise levels from non-scheduled, intermittent, and short-term operation (less than 10 days) of mobile equipment:

     |                           | Single-family Residential (dBA) | Multi-family Residential (dBA) | Semi-residential/Commercial (dBA) |
     |---------------------------|---------------------------------|--------------------------------|----------------------------------|
     | Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. | 75                              | 80                              | 85                               |
     | Daily, 8:00 p.m. to 7:00 a.m. and allday Sunday and legal holidays. | 60                              | 65                              | 70                               |

     b. Stationary Equipment Maximum noise level for repetitively scheduled and relatively long-term operation (period of 10 days or more) of stationary equipment:
• **Section 12.08.440 C**: All mobile or stationary internal-combustion-engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers in proper working order.

Apply best management practices and notify neighbors of construction activities. If a noise study is recommended, it would include an analysis on noise from construction and mitigation measures if needed. The determination to recommend a noise study is made on a case by case basis during the conditional use permit review.

• **Section 12.08.530: Residential air-conditioning.** 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.

<table>
<thead>
<tr>
<th>Measurement Location</th>
<th>Units Installed On or After 1-1-80 dBA</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</td>
<td>55</td>
</tr>
<tr>
<td>• Center of neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall.</td>
<td>50</td>
</tr>
<tr>
<td>• 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.</td>
<td>50</td>
</tr>
</tbody>
</table>

• Adhere to Universal Building and Safety codes pertaining to interior noise insulation requirements (CNEL 45 dBA). Consult with Building & Safety.

The property adjacent and east of the project site appears to be of unknown commercial land use or activity. We recommend that the applicant evaluate potential noise impacts associated with adjacent land uses on the proposed project.
II AIR QUALITY:

- During grading or excavation activities, the applicant should apply dust control measures to minimize fugitive dust. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable air quality AVAQMD regulations.

- A Phase I Environmental Site Assessment (ESA) is often done in real estate transactions to determine if potential environmental conditions exist on the property or surrounding property potentially affecting the project. We suggest you consult with an environmental professional if such an assessment is warranted. An ESA would provide recommendations or determination whether further assessment is required (i.e. Phase II ESA). The agencies with regulatory oversite on these matters is the CA State Department of Toxic Substance Control (DTSC).

For any questions regarding the report, please contact Vincent Gallegos, Land Use Program at 626-430-5380.
# PARK OBLIGATION REPORT

- **Tentative Map #**: 82836
- **Park Planning Area #**: 13
- **DRP Map Date**: 08/20/2019
- **SCM Date**: 08/20/2019
- **Map Type**: Tentative Map - Tract
- **Report Date**: 09/09/2019

## Total Units

<table>
<thead>
<tr>
<th>Total Units</th>
<th>Proposed Units</th>
<th>Exempt Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>56</td>
<td>56</td>
<td>0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>0.68</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$188,085</td>
</tr>
</tbody>
</table>

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.

### The park obligation for this development will be met by:

- The payment of $188,085 in lieu fees.

### Trails:

- No Trails

### Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 

Clement Lau, Departmental Facilities Planner II

September 09, 2019
The formula for calculating the acreage obligation and or in-lieu fee is as follows:

\[(P) \text{people} \times (0.0030) \text{Ratio} \times (U) \text{Units} = (X) \text{acres obligation}\]

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

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.

<table>
<thead>
<tr>
<th>Type of dwelling unit</th>
<th>People *</th>
<th>Ratio 3.0 Acres/1000 People</th>
<th>Number of Units</th>
<th>Acre Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
<td>4.95</td>
<td>0.0030</td>
<td>2</td>
<td>0.03</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>3.80</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>4.00</td>
<td>0.0030</td>
<td>54</td>
<td>0.65</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>4.58</td>
<td>0.0030</td>
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<td>0.00</td>
</tr>
<tr>
<td>Exempt Units</td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>56</td>
<td><strong>0.68</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre Obligation</th>
<th>RLV/Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@ (0.0030)</td>
<td>0.68</td>
<td>$277,533</td>
<td>$188,085</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Provided Space</th>
<th>Provided Acres</th>
<th>Credit (%)</th>
<th>Acre Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0.00</td>
<td>100.00%</td>
<td>0.00</td>
<td>0.00</td>
</tr>
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</table>

**Total Provided Acre Credit:** 0.00

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Net Obligation</th>
<th>RLV/Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.68</td>
<td>0.00</td>
<td>$277,533</td>
<td>$188,085</td>
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