## 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 14 guest parking spaces.

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

**Plan Amendment**: From H9 to H30

## LOCATION ACCESS

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

Puente 1st

## LAND USE DESIGNATION

H9 Residential

ZONE

A-1-6000

CSD

None

## PROPOSED UNITS

56

56

H9: 17 units

H18: 34 units

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

## ENVIRONMENTAL DETERMINATION (CEQA)

TBD

## SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Elsa M. Rodriguez (213) 893- 7452 <a href="mailto:planner@planning.lacounty.gov">planner@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>Hold</td>
<td>Phoenix Khoury (626) 458-4921 <a href="mailto:pkhoury@dpw.lacounty.gov">pkhoury@dpw.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>Pending</td>
<td>Joseph Youman (323) 890-4243 <a href="mailto:joseph.youman@fire.lacounty.gov">joseph.youman@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Loretta Quach (626) 588-5305 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>Hold</td>
<td>Shayne Lamont (626) 430-5382 <a href="mailto:slamont@ph.lacounty.gov">slamont@ph.lacounty.gov</a></td>
</tr>
</tbody>
</table>

Updated 2/27/18
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, staff may support a General Plan land use category of H18 and a zone change to Zone R-2 with to provide a better transition.

Please read below for further details.

Environmental Determination:

- Cleared ✗ Hold ❑
  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 and Zoning:

- Cleared ✗ Hold ❑
  3. The proposed density of 56 condo units is not consistent with the current H9 Residential land use designation under the General Plan or the A-1 6000 zoning. The recommended maximum density allowed is a range of up to 18 dwelling units per net acre which would yield up to 34 units and R-2 zoning.

Tentative Map:

- Cleared ✗ Hold ❑
  4. Pacato Road.
    a. Access. Please clarify Easement Notes 7 and 9a. Staff is unable to determine if adequate vehicle access to proposed garages on building #9 and #10 exists. Please demonstrate how the SFR (APN:8726-002-001) along La Seda and the owner of the Mobile Home Park are granting access. A new easement will need to be provided prior to public hearing.
    b. Maintenance. If a new easement is required also provide a covenant to address maintenance prior to public hearing.
  5. Design. Please review the design team comments and incorporate changes to map.

Exhibit Map/Exhibit “A”:

- Cleared ✗ Hold ❑

Healthy Design Ordinance (“HDO”):

- Cleared ✗ Hold ❑
  6. Ensure the project meets the HDO requirements related to pedestrian access/connections; parking lot walkways and landscaping.
  7. 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:

- Cleared ✗ Hold ❑
  8. Design Evaluation Team – The internal DRP design evaluation team recommended the following:
    Open space. Consider removing the SFRs in the corner of Rorimer St. and La Seda Rd. to establish a shaded playground, dog run, softscaping, green/open space, and/or a bbq area with seating.
Duplexes/triplexes. Consider providing duplexes and triplex buildings along Rorimer St. where building #3 and #4 are located now to provide a better transition from the existing SFRs located north of the project.

9. Application. I am aware of the pending sale/transfer of the property; however, provide a letter of authorization from Henaro Church or have Henaro Church sign the Land Division Application.

<table>
<thead>
<tr>
<th>10. RESUBMITTAL INSTRUCTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A completed and signed Land Division application,</td>
</tr>
<tr>
<td>• A signed and dated cover letter describing all changes made to the map,</td>
</tr>
<tr>
<td>• Two (2) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit “A,” (if filed in-person),</td>
</tr>
<tr>
<td>• A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),</td>
</tr>
<tr>
<td>• Other materials requested by the case planner,</td>
</tr>
<tr>
<td>• Upload one digital copy of applicable materials to eReviews via CSS online portal,</td>
</tr>
<tr>
<td>• Revision fee payment (for the 3rd revision and thereafter).</td>
</tr>
</tbody>
</table>

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. Provide a letter from a title company confirming that your property has sufficient legal access via Pacato Road for the proposed development.

2. Obtain the necessary consent letter from the General Telephone of California Company for your proposed development to the satisfaction of Regional Planning.

3. Provide/reserve the necessary access rights along Pacato Road for the properties, particularly those east of the subject subdivision, that are currently utilizing “Pacato Road” as their access road to La Seda Road. The proposed easements A and B as shown do not grant the access rights to the aforementioned properties.

4. As previously requested, an approved hydrology report/Low Impact Development (LID) plan is required. Please see attached Hydrology review sheet (comment Nos. 1 and 2), Geologic and Soils Engineering review sheet (comment No. S1), and Grading review sheet (comment No. 2) for requirements. The previously submitted report was not approved. Any proposed drainage devices within the approved hydrology report shall be reflected in the tentative and exhibit maps.

5. As previously requested, an approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (comment Nos. G1, G2, and S2).

6. As previously requested, 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. Please note that the sewer area study and outlet approval must also be obtained from the City of Industry.

7. As previously requested, a will serve letter from the Los Angeles County Sanitation Districts is required. Please see attached Sewer review sheet (comment No. 2) for requirements.

8. As previously requested, a “Will Serve Letter” from the water purveyor is required. Please see attached Water review sheet (comment No. 1) for requirements.
9. As previously requested, 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.

10. Revisions to the tentative map are required to show the following additional items:
   
a. Clearly delineate and label the private driveways and fire lanes.

b. As previously requested, provide the signature of the registered civil engineer who prepared the tentative map.

c. As requested previously, 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. For Easements 8 and 9, please indicate the proposed timing of when the easements are to be quitclaimed.

d. As requested previously, provide cross sections for La Seda Road, Pacato Road, and Rorimer Street.

e. Please clarify if the intended purpose of proposed Easement A, for Emergency Access, is for Pacato Road to be designated as a “Fire Lane”.

f. Please clarify if the intended purpose of the proposed Easement B for utility purposes are to be granting to the County for the publicly-maintained utilities only.

g. Please see attached Grading review sheet (comment No. 1) along with checked print for requirements.

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

i. Please see attached Sewer review sheet (comment No. 3) for comments and requirements.

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

c. Please see attached Sewer review sheet (comment No. 3) for comments and requirements.

Prepared by Phoenix Khoury  Phone (626) 458-4921  Date 01-15-2020

http://planning.lacounty.gov/case/view/tr82836
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82836
"FOR CONDOMINIUM PURPOSES"
IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 08/15/19

REVISIONS

VESTING TENTATIVE TRACT MAP NO. 82836
IN UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 08/15/19
SHEET 3 OF 3 SHEETS

LEGEND:

MAJOR DEWY LATERAL
CL COMMUNITY DEWY LATERAL
WALK MATURE WALL
PRIVATE
EXIT EXISTING
F.A. FIRE HYDRANT
C & G CURB & GUTTER
R.O.W. RIGHT OF WAY
WS WATER SERVICE
MW WATER METER

SUBDIVIDER:
The Olson Company
20000 District Ave.
Sylmar, CA 91342
(818) 756-0460

TENTATIVE MAP PREPARED BY:
CRP Consulting, Inc.
41411 W. 11th Street
Suite 340
Camarillo, CA 93010
(805) 383-8005

EXHIBIT "A"

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 3 OF 3 SHEETS

DPW (LDD-RD. DT):
label as private road
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 the engineer on 11/19/2019

2. Submit a soils report confirming assumed infiltration rates throughout the site to EPIC-LA. This report must address areas where it is infeasible to infiltrate and must be approved prior to hydrology or LID report approval. The infiltration test must be performed according to GMED Policy GS 200.2 (http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.2.pdf)

Reviewed by: __________________________ Date: 12/18/2019 Phone: (626) 458-4921

CHRISTIAN ASCENCIO
Tentative Tract Map 82836 tentative Map Dated 12/16/19 Parent Tract

Grading By Subdivider? [Y] 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:

As Previously Requested:

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.

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), 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. Show the following on the geotechnical map:
   a. Existing and proposed grades.
   b. Approximate limits and depth of removal and recomposition of unsuitable soils, if applicable.
   c. All recommended mitigation measures, as necessary.

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

Prepared by

Jose Orquigo,
Soils Section

Geir R. Mathisen,
Geology Section

Date 12/30/19
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. Earthwork volume, including cut, fill, import, and export, as applicable
   b. Delineate the limits of the entire fire lane, including any turn around areas required by the Fire Department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data
   c. 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 1/6/2020 Phone (626) 458-4921
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 1-9-2019
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. 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.
   
   b. Show any off-site improvements required by the approved area study, if any.

Prepared by Imelda Ng  
Phone (626) 458-4921  
Date 12-23-2019
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.
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 Phoenix Khoury Phone (626) 458-4921 Date 01-15-2020

http://planning.lacounty.gov/case/view/r82836
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 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.

Prepared by Phoenix Khoury Phone (626) 458-4921 Date 01-15-2020

http://planning.lacounty.gov/case/view/tr82836
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. Repair any improvements damaged during construction.

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

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

7. Underground all new utilities.

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

9. 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.
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. 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 balloting 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.
December 20, 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 above project to construct 56 residential condominium units on 2.18 acres of subdivided land.

**Public Health requires that the conditions or information requested below are addressed prior to agency approval.**

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1. The permittee shall provide a current (within last 12 months) and signed in-force “Will Serve” letter from the water district or provider for the proposed project.

2. This project will be connected to the public sewer. Please follow the directives from the Department of Public Works and submit a sewer “Will Serve” letter from Wastewater District or sewer purveyor.

3. 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).

4. Recommend that 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). Refer to handouts on Valley Fever at [http://publichealth.lacounty.gov/acd/Diseases/Cocci.htm](http://publichealth.lacounty.gov/acd/Diseases/Cocci.htm) and comply with applicable South Coast Air Quality Management District regulations.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.
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 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.

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.
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.

### Total Units

<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>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Exempt Units</td>
<td></td>
<td></td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>56</td>
<td>0.68</td>
</tr>
</tbody>
</table>

### Acre Obligation

<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>

### Total Provided Acre Credit

- **Lot #**
  - **Provided Space**
  - **Provided Acres**
  - **Credit (%)**
  - **Acre Credit**
  - **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>0.68</td>
<td>$277,533</td>
</tr>
</tbody>
</table>