

November 6, 2024

Kenny Hostetler
Via email to khostetler@drc-eng.com

PROJECT NO. 2023-004310
TENTATIVE PARCEL MAP NO. 84356 (RPPL2023006265)
19500 S. RANCHO WAY, RANCHO DOMINGUEZ
(7318-023-052 THRU -074)

Dear Kenny Hostetler,

The Regional Planning Commission (Commission), by its action of **November 6, 2024**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 18, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Kenny Hostetler
November 6, 2024
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For questions or for additional information, please contact Alejandrina Baldwin of the Subdivisions Section at (213) 974-6433, or abaldwin@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:ACB

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Subdivider's Completion),

c: Board of Supervisors

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-004310-(2)
TENTATIVE PARCEL MAP NO. 84356 (RPPL2023006265)

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on November 6, 2024, in the matter of Project No. **PRJ2023-004310-(2)**, consisting of Tentative Parcel Map No. 84356 (RPPL2023006265) (“PM84356”).
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on November 6, 2024, before the Commission. Commissioners Duarte-White, Louie, O'Connor, Moon, and Hastings were present. The subdivider’s representative, Michael Gazzano, presented testimony in favor of the request and answered questions presented by the Commission. The representative clarified that the Project Site was developed in the 19070’s and later converted into condominium units that were never sold to individual owners. The representative also clarified that at the time the Project was last purchased, the occupancy rate was at about 50% and that the current tenants were notified of the Project.

Staff, in their presentation of the Project, noted that there were additional findings and conditions inadvertently omitted from the public record. Staff read into the record the following conditions:

1. The Commission finds that dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes.
2. The Commission finds that all owners of an interest in the real property within the subdivision have consented to this reversion.

Staff read into the record the following findings, pursuant to Government Code Section 66499.17:

1. The Commission requires that dedications or offers of dedication necessary for the purposes specified by local ordinance following the reversion.
2. The Commission requires that the retention of all previously paid fees if necessary to accomplish the purposes of this division or local ordinance adopted pursuant thereto.
3. The Commission requires that the retention of any portion of required improvement security or deposits if necessary to accomplish the purposes of this division of local ordinance adopted pursuant thereto.

There being no further testimony, the Commission closed the public hearing and approved the Project, noting that they would include staff's recommended additions to the findings and conditions.

3. **ENTITLEMENT REQUESTED.** The subdivider, Turnbridge Equities, LCC ("subdivider"), requests PM84356 dated May 21, 2024, to authorize a reversion to acreage of an existing industrial lot with 23 attached commercial/industrial condominium units within two buildings on 3.6 gross acres ("Project"), on a property located at 19500 S. Rancho Way, in the unincorporated community of Rancho Dominguez ("Project Site"), pursuant to County Code Chapter 21.48 (Minor Land Divisions).
4. **PREVIOUS ENTITLEMENTS.** The existing condominium units were created through Tentative Tract Map No. 069219 ("TR069219") and Parking Permit No. 2007-00015, approved on May 20, 2008, by the County Hearing Officer. TR069219 was recorded on December 23, 2008, and authorized the conversion of 23 industrial units within two buildings into attached condominium units and the Parking Permit allowed for the Project Site to continue the use of existing undersized loading areas. Subsequently on April 30, 2012, Revised Exhibit "A" No. 201200076 was approved for the remodeling of existing commercial and industrial office space to research and testing.
5. **PENDING ENTITLEMENT.** Site Plan Review No. RPPL2023004908 ("pending SPR") is a pending application to convert the Project Site into a new truck trailer parking use. This plan includes the demolition of the existing buildings and changes in the parking lot layout. The pending SPR is not a part of this Project and will undergo separate review and approval.
6. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial – Non-Residential: Maximum Floor Area Ratio 1.0) land use category of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the M-2-IP (Heavy Industrial-Industrial Preservation) Zone and the Del Amo Zoned District.
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IH and P (Public and Semi-Public –	M-2-IP	Commercial and industrial buildings

	Residential: Density Varies, Non-Residential: Maximum FAR 3.0)		
EAST	IH and P	M-2-IP and M-2 (Heavy Industrial) Zone	Commercial and industrial buildings
SOUTH	IH and P	M-2-IP	Commercial and industrial buildings
WEST	IL (Light Industrial: Non-Residential FAR 1.0)	C-M-DP (Commercial Manufacturing – Development Program) Zone	Single-family residential, commercial and industrial buildings

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 3.6 gross and net acres in size and consists of one legal lot. The Project Site is rectangular in shape in shape with flat topography and is developed with two buildings and a total of 23 attached condominium commercial/industrial units. There is an internal 26-foot-wide private driveway and fire lane as well as vehicle and loading parking spaces, wrought-iron and chain link fences eight feet in height, and landscaping around the perimeter of the lot.

B. Site Access

The Project Site is accessible via South Rancho Way and South Laurel Park Road, that are both 84-foot-wide Major Highways on the County Master Plan of Highways. There is an internal 26-foot-wide private driveway and fire lane that is proposed to be removed.

C. Tentative Map

The Tentative Parcel Map dated May 21, 2024, depicts two existing buildings with 23 attached commercial/industrial condominium units, an internal 26-foot-wide private driveway and fire lane, vehicle and loading parking spaces,, and landscaping around the perimeter of the lot. The two buildings are accessed from South Rancho Way and South Laurel Park Road. The Project Site is currently gated with eight-foot-tall wrought-iron gates. The existing subdivision of air space will be merged, and the Project Site will be under one ownership. Prior to recordation of the Final Map for PM84356, the existing buildings will be demolished, and the interior 26-foot-wide private driveway and fire lane will be removed along with the parking lot and loading areas. The eight-foot-tall wrought-iron fence, gates, chain-link fencing, and vegetation around the Project Site will remain. The Project will be conditioned to comply with street tree planting but is not required to provide on-site tree plantings.

D. Parking and Internal Circulation

The existing vehicle and loading parking spaces and internal driveway and fire lane will be removed. The existing buildings will be demolished and there will be no parking or internal circulation requirement.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualified for a Class 5, Minor Alterations in Land Use Limitations and Class 15 – Minor Land Divisions categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project is a reversion to acreage of an existing industrial lot with 23 attached commercial/industrial condominium units within two building, The existing buildings will be demolished, and the internal private driveway and fire lane, parking, and loading areas will be removed. The existing wrought-iron and chain-link fencing gates, and vegetation will remain. The subdivided air space will be merged, resulting in one vacant industrial lot with no development or grading proposed as part of the Project scope. The Project does not include a variance to the Zoning Code, nor does it propose any grading or expansion of the existing use. The Project Site is located within an urbanized area, is zoned for industrial uses, was not involved in a division of a larger parcel within the previous two years, and has an average slope of less than a 20% average slope. The proposed Project will not change the land use designation or density allowance for the Project Site. Additionally, the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. The Project Site is not in an environmental sensitive area. Therefore, there are no exceptions to the exemption and therefore the project is categorically exempt.

12. PUBLIC COMMENTS. None received.

13. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Department of Public Works ("Public Works"), Fire Department, Department of Parks and Recreation, and Department of Public Health: Recommended clearance to public hearing with conditions for the tentative map dated May 21, 2024.

14. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), of the County Code, Staff properly notified the community of the public hearing by mail, and newspaper Daily News, and property posting. Additionally, Staff posted

the Project case materials and hearing notice on LA County Planning's website. On September 26, 2024, Staff mailed a total of 25 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. This mailing also included two notices to those on the courtesy mailing list for the Del Amo Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the IH land use designation is intended for industrial uses. The Commission further finds that the Project promotes the establishment of heavy industrial uses and industrial activities as the Project Site will be reverted back to acreage and will allow for future consistent industrial uses to establish on the Project Site.
16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The existing buildings will be demolished along with the interior private driveway and fire lane and parking design. The Project site will be reverted back to acreage and allow for future land uses to establish consistent with the surrounding development and zone. The industrial lot is compatible in size and shape with the surrounding industrial lots.

Policy LU 7.2: Protect industrial parks and districts from incompatible uses.

The Project will demolish the existing commercial/industrial condominium units and allow for future compatible industrial uses to be established on the Project Site. The reversion to acreage will continue to protect the industrial park area as it will not propose an incompatible use.

Policy ED 4.6: Retrofit and reuse vacant and underutilized industrial and commercial sites in urban and suburban areas for emerging and targeted industries.

The Project's proposal to revert the subdivided air space back to acreage will allow for a new use that is in need.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** While the Project is a reversion to acreage, the Commission finds that the Project is consistent with the M-2-IP zoning classification as future industrial uses would be permitted pursuant to County Code Sections 22.22.060 (Development Standards for Industrial Zones) and aligns with the (-IP) Industrial Preservation Zone purposes. The -IP Zone prohibits certain uses that are not industrial in nature, nor complementary to industrial uses. Future proposed uses will need to align with the -IP Zone.
18. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and width – Requirements generally). A minimum 50-foot width is required, and the Project Site provides a width of 236.13 feet to 386.64 feet.
19. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). A minimum frontage of 40 feet is required, and the Project Site provides 236.13 and about 404.49 feet of street frontage.
20. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (Development Standards for Industrial Zones) and Chapter 22.110 (General Site Regulations). There is existing eight-foot-high wrought-iron fencing, gates, and chain-link fencing, that will remain. All future land uses on the property would be required to comply with applicable development standards.
21. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified for tree planting in County Code Section 21.32.160 (Street Tree Planting). While the Project is a reversion to acreage, the Commission also finds that the Project is consistent with the standards identified within tree planting in County Code Chapter 22.126 (Tree Planting Requirements). As there is no new principal use building, additions to buildings, or new uncovered surface parking lot proposed for the Reversion of Acreage of this Project, no front yard trees are required. Future proposed uses will be evaluated for consistency with tree planting requirements at that time.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

22. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project will demolish the two existing buildings and remove the interior private driveway and fire lane and remove the parking spaces and merge the subdivided air space to create one industrial lot under one ownership. Removing the existing condominium units and

shared ownership will allow for a future industrial use to be established that can support the existing industrial park and surrounding industrial uses.

23. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** Prior to Final Map recordation for PM84356, the two existing buildings, internal 26-foot-wide private driveway and fire lane, and parking and loading areas will be demolished and removed. The Project will revert the acreage of the subdivided air space of the existing condominium units back into one single vacant industrial lot under one ownership, and allow a future compatible industrial use.
24. **The Commission finds that the site is physically suitable for this type of development.** The Project does not propose a new use, development, or further subdivision of the existing industrial lot. The Project will revert the acreage of the subdivided air space of the existing industrial condominium units back into one single vacant industrial lot under one ownership. The Project Site is flat and accessible from two public rights-of-way.
25. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project includes the demolition of two existing commercial/industrial buildings and will revert the acreage of the existing subdivided air space back into one single vacant industrial lot under one ownership. There is no proposed development as part of the Project.
26. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is within a developed area, adjacent to commercial and industrial uses. The Project Site is fully developed with two existing buildings, internal driveway and fire lane, parking, and loading areas will be removed. The Project site does not provide substantial habitat to fish or wildlife. No development is proposed at this time.
27. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project Site is currently developed with two commercial/industrial buildings, which will be removed prior to the recordation of PM84356. No development is proposed. The Project is required to comply with conditions of approval from Public Works.
28. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The Project Site is accessed via Rancho Way and Laurel Park Road. The Project Site does not include access easements nor is it used to access adjacent parcels. The two existing buildings, internal driveways and fire lanes, and parking will be removed.

29. **The Commission finds that the dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes.** The Project Site is a developed industrial lot with paved sidewalks, driveways, and landscaped areas. The existing buildings will be demolished, and the sidewalks, driveways and landscaped areas will remain. The Project is not required to provide dedications, offer to dedicate, vacate, or abandon any portion of the Project Site.
30. **The Commission finds that all owners of an interest in the real property within the subdivision have consented to this reversion.** The Project includes two buildings with 23 attached commercial/industrial condominium units. The condominium units have been held under one ownership since their creation. The condominium units were created in 2008 through the approval of Tentative Tract Map No. 069219 that converted the existing commercial/industrial units into condominium units. Once the units were converted, they were never sold to individual owners. The condominium units have remained under one ownership and the current owner is the subdivider.

ENVIRONMENTAL FINDINGS

31. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15305 and 15315 (Class 5 - Minor Alterations in Land Use Limitations and Class 15 - Minor Land Divisions, respectively). The Project is a reversion to acreage of an existing industrial lot developed with 23 attached commercial/industrial condominium units within two buildings. The existing buildings will be demolished, and the internal private driveway and fire lane, parking and loading areas will be removed. The existing wrought-iron and chain-link fencing, gates, and vegetation will remain. The subdivided air space will be merged, resulting in one vacant industrial lot with no future development or grading proposed at part of the Project scope. The Project does not include a variance to the Zoning Code, nor does it propose any grading or expansion of the existing use. The Project Site is located within an urbanized area, is zoned for industrial uses, was not involved in a division of a larger parcel within the previous two years, and has an average slope of less than 20%. The proposed Project will not change the land use designation or density allowance for the Project Site.

Additionally, the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. There are no exceptions to the exemptions and the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

32. **PUBLIC MEETINGS.** The Commission finds that this Project is not subject to SB330. Pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One of five meetings occurred on the following date:

- Regional Planning Commission Hearing held on November 6, 2024.

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the M-2-IP Zone.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed M-2-IP Zone.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. The Project's dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes.

- I. The Project is under one ownership and all owners of an interest in the real property within the subdivision have consented to this reversion.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15305 and 15315 for Categorical Exemptions (Class 5 - Minor Alterations in Land Use Limitations and Class 15 - Minor Land Divisions, respectively); and
2. Approves **TENTATIVE PARCEL MAP NO. 84356 (RPPL2023006265)**, subject to the attached conditions.

ACTION DATE: November 6, 2024

VOTE: 5:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, and Hastings

Dissenting: 0

Abstaining: 0

JSH:EGA:ACB

November 6, 2024

c: Each Commissioner

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-004319-(2)
TENTATIVE PARCEL MAP NO. 84356 (RPPL2023006265)**

PROJECT DESCRIPTION

The project is a reversion to acreage of an existing industrial lot with 23 attached commercial/industrial condominium units within two buildings on 3.6 gross acres, resulting in one vacant industrial lot with no development or grading proposed as part of this project scope, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Tentative Parcel Map No. 84356 (RPPL2023006265) shall expire November 6, 2026.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map, or an approved Amendment Map.
14. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

15. This grant shall authorize the reversion of acreage, merging the subdivided air space of 23 attached commercial/industrial condominium units in two buildings, into one vacant industrial lot, as depicted on the Tentative Parcel Map dated May 21, 2024.
16. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Tentative Parcel Map dated May 21, 2024, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
17. The Subdivider is required, as necessary, to continue to provide dedications or offers of dedication necessary for the purposes specified by local ordinance following the reversion.
18. Project related fees previously paid, shall be retained for the purposes of this reversion to acreage subdivision.

19. The Subdivider shall provide any portion of required improvement security or deposits, as necessary, to accomplish reversion to acreage.

Street Frontage

20. The Subdivider shall provide a minimum of 40 feet of street frontage.

PRIOR TO RECORDATION OF A FINAL MAP

Existing Structures, Fences and Gates

21. Prior to final map recordation, the Subdivider shall submit for a Site Plan Review to LA County Planning for approval, to ensure that the existing structures are demolished, all fences and gates are brought into height compliance, and all applicable tree planting requirements are met, for a vacant industrial lot.
22. Prior to final map recordation, the Subdivider shall demolish all existing structures, parking lot, and into compliance any fences, gates and vegetation into compliance.

OTHER CONDITIONS

23. A final parcel map is required. A parcel map waiver is not allowed.

Attachments:

Subdivision Committee Report (pages 1- 14)



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84356

Page 1/2
TENTATIVE MAP DATED 5/21/2024

The following report consisting of 8 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, Underground 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. 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.
6. 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.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 84356

Page 2/2
TENTATIVE MAP DATED 5/21/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. 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 \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

PM 84356_ Rev2_RPPL2023006265
N/A

A handwritten signature in black ink, appearing to be 'JSC' or similar, written over the printed name 'Jose Cruz'.

Phone (626) 458-4921

Date 6/12/2024



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

PARCEL NO.: 084356

TENTATIVE MAP DATE: 05/21/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

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

Review by: 
Alex Mikhailpoor

Date: 05/23/2024 Phone: (626) 458-4921

PCA LX001129 / A863
EPIC LA ESTU202400005
RPPL2023006265
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Parcel Map	84356	Tentative Map Dated	05/21/2024	Parent Tract	---
Grading By Subdivider? [N] (Y or N)	0 yd ³	Location	Rancho Dominguez		
Geologist	---	Subdivider	Turnbridge Equities, LLC		
Soils Engineer	NorCal Engineering	Engineer/Arch.	DRC Engineering		

Review No.3 of:

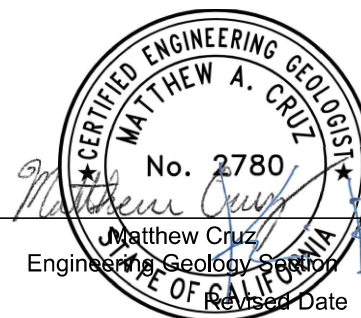
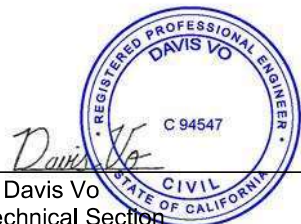
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 04/03/2024, 01/17/2024
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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 at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Revised Date 05/23/2024

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

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

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\84356, Rancho Dominguez, 2024-05-23, TM-3-A (Revised).docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 84356 REV 2

Page 1/1

TENTATIVE MAP DATED 05-21-2024

1. Approval of this map pertaining to grading is recommended (No grading proposed).



Name David Esfandi Date 06/05/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 84356\Submittal 2024-05-22\Division Comment\GP\Tentative Map
Conditions PM 84356 Rev 2.doc

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

1. Reserve the Airspace Easement on South Rancho Way and the corner cut-off on the corner of South Rancho Way and South Laurel Park Road as recorded on Tract Map 69219.
2. Reconstruct the existing driveways on South Rancho Way and South Laurel Park Road to comply with current American with Disability Act guidelines and based on standard plan, modified type C.
3. Any above ground obstructions, including utility poles, must be a minimum of 4 feet from the top of "X" of the driveways.
4. Any proposed perimeter fence (CMU or wood) or planting adjacent to the driveways shall be depressed to 42 inches or less within 10 feet of the right of way to provide pedestrian line of sight.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains (if any) to the satisfaction of Public Works.
7. Plant street trees (minimum 24" box) along the property frontage on South Rancho Way and South Laurel Park Road and provide irrigation.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 084356

TENTATIVE MAP DATED 05-21-2024

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

1. Approved without conditions. There is an existing public sewer facility for future use.


Prepared by Nikko Pajarillaga
PM84356s-rev2.doc

Phone (626) 458-3137

Date 06-05-2024

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

1. Approved with no conditions.

Prepared by Pemaneh N Abaghi^{PA}
pm84356-w

Phone (626) 979-5417

Date 05-29-2024



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2023006265	PROJECT NUMBER:	PM84356
CITY/COMMUNITY:	Rancho Dominguez	STATUS:	Cleared
PROJECT ADDRESS:	19500 S Rancho Way Compton, CA 90220	DATE:	06/24/2024

CONDITIONS

1. The proposed map is cleared for the removal of the existing fire department on-site access.

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

REVERSION TO ACREAGE
TENTATIVE PARCEL MAP NO. 84356

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A REVERSION TO ACREAGE OF LOT 1 OF TRACT MAP NO. 69219, AS PER MAP RECORDED IN BOOK 1354, PAGES 47 THROUGH 51 OF MAPS, RECORDS OF LOS ANGELES, COUNTY.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.:NCS-1148804-ONT1, HAVING AN EFFECTIVE DATE OF SEPTEMBER 13, 2022 AT 7:30 AM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 1 OF TRACT MAP NO. 69219, AS PER MAP RECORDED IN BOOK 1354, PAGES 47 THROUGH 51 OF MAPS, RECORDS OF LOS ANGELES, COUNTY.
EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS AND RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS, SUITABLE TO DOMINGUEZ ESTATE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE WITHIN 500 FEET OF THE SURFACE, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE THEREOF, AS EXCEPTED AND RESERVED BY DOMINGUEZ ESTATE COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED DECEMBER 12, 1967 AS INSTRUMENT NO. 3065, IN BOOK D-3856, PAGE 564, OFFICIAL RECORDS.

TITLE EXCEPTIONS AND EASEMENTS

- SCHEDULE B - SECTION 2" ITEMS
- 9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 31, 1970 AS INSTRUMENT NO. 4053, BOOK M-3651, PAGE 129 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 21, 1983 AS INSTRUMENT NO. 83-1516007 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 10 AN EASEMENT FOR PERPETUAL EASEMENT AND RIGHT OF WAY FOR UNDERGROUND 108" WATER LINE AND INCIDENTAL PURPOSES, RECORDED JULY 07, 1971 AS INSTRUMENT NO. 4247, BOOK D-5116, PAGE 216 OF OFFICIAL RECORDS, IN FAVOR OF: DOMINGUEZ WATER CORPORATION AFFECTS: AS DESCRIBED THEREIN (NOT PLOTTABLE, DOCUMENT ILLEGIBLE)
- 11 AN EASEMENT FOR STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AS BOOK D-4981, PAGE 772 OF OFFICIAL RECORDS, IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AFFECTS: AS DESCRIBED THEREIN (AFFECTS, PLOTTED AS SHOWN)
- 12 N EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 16620 RECORDED MARCH 25, 1985 AND ON FILE IN BOOK 176, PAGE 79, OF PARCEL MAPS, STORM DRAIN, STORM DRAIN INGRESS AND EGRESS PURPOSES AND INCIDENTAL PURPOSES. A DOCUMENT RECORDED AUGUST 03, 2021 AS INSTRUMENT NO. 2021-1190647 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC. (AFFECTS, PLOTTED AS SHOWN)
- 13 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1985 AS INSTRUMENT NO. 85-1214193 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 14 ASEMENT FOR STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 19, 1986 AS INSTRUMENT NO. 86-218066 OF OFFICIAL S RECORDS, IN FAVOR OF: THE COUNTY OF LOS ANGELES AFFECTS: AS DESCRIBED THEREIN A DOCUMENT RECORDED AUGUST 03, 2021 AS INSTRUMENT NO. 2021-1190647 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC. (AFFECTS, PLOTTED AS SHOWN)
- 15 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 02, 1986 AS INSTRUMENT NO. 86-547675 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN AFFECTS, APPROXIMATE LOCATION PLOTTED AS SHOWN)
- 16 SEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 69219 RECORDED DECEMBER 23, 2008 AND ON FILE IN BOOK 1354, PAGE 47-51, OF TRACT MAPS, FOR: WATER LINES, SEWERS, STORM DRAINS, AIR SPACE VISIBILITY PURPOSES, PRIVATE DRIVEWAY AND FIRELANE AND INCIDENTAL PURPOSES. (AFFECTS, PLOTTED AS SHOWN)
- 17 DOCUMENT ENTITLED "GUTHRIE ALAMEDA COMMERCE CENTER CONDOMINIUM PLAN 178 TRACT NO. 69219 RECORDED FEBRUARY 25, 2009 AS INSTRUMENT NO. 20090260410 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 18 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED FEBRUARY 25, 2009 AS INSTRUMENT NO. 20090260411 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DECLARANT'S RIGHTS" RECORDED SEPTEMBER 21, 2011 AS INSTRUMENT NO. 2011-1279574 OF OFFICIAL RECORDS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

CIVIL ENGINEER'S STATEMENT

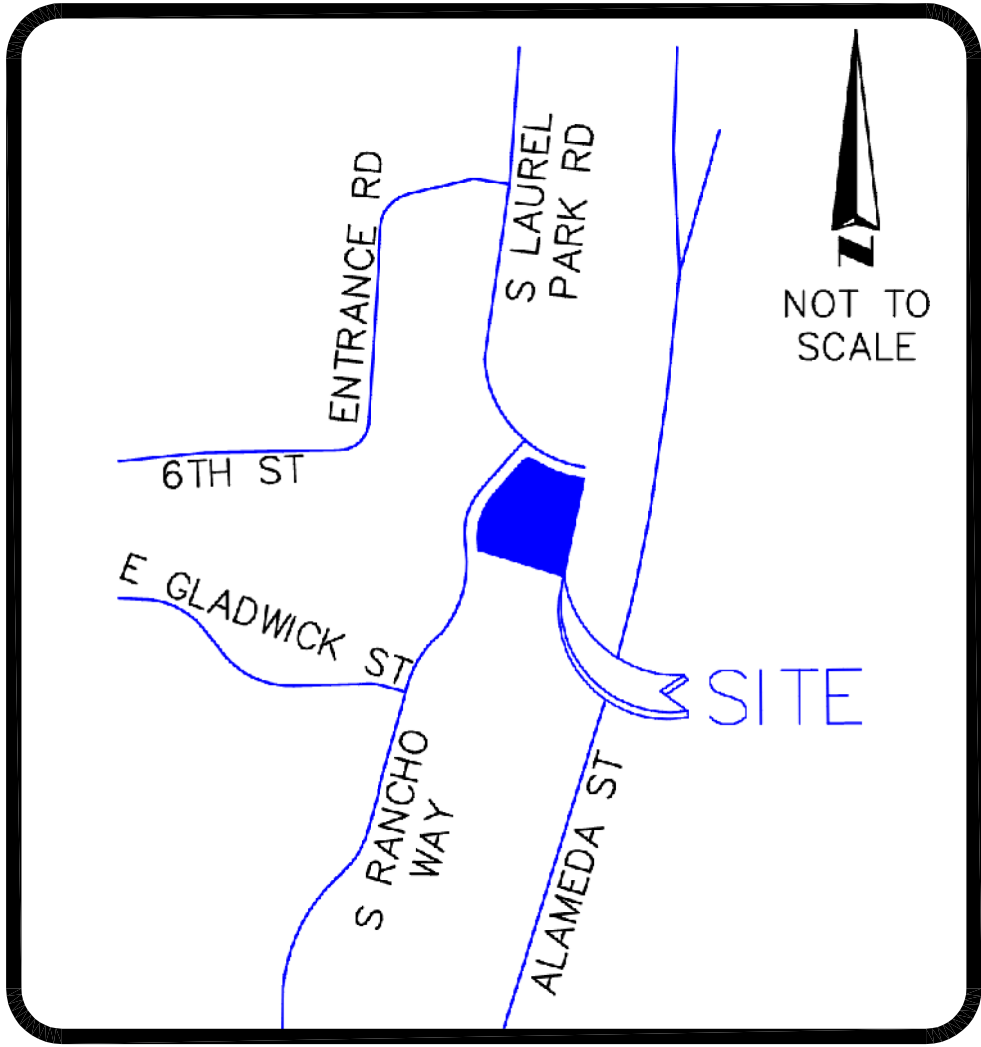
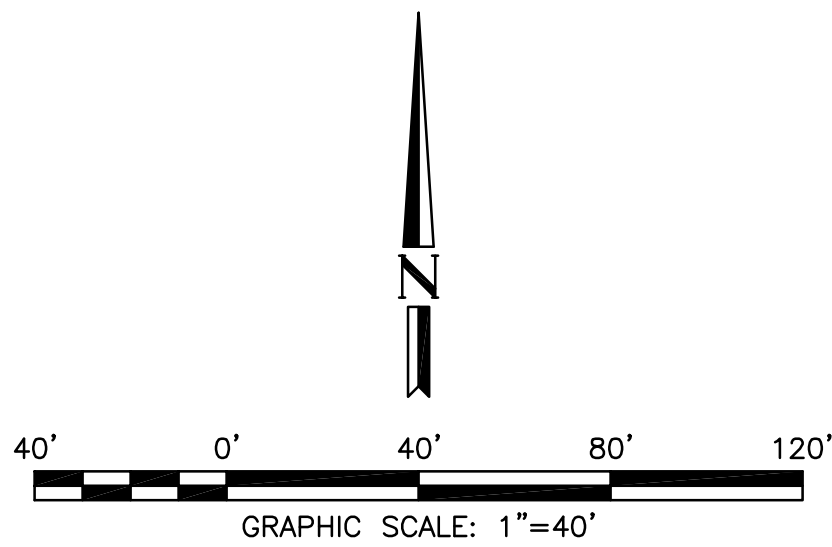
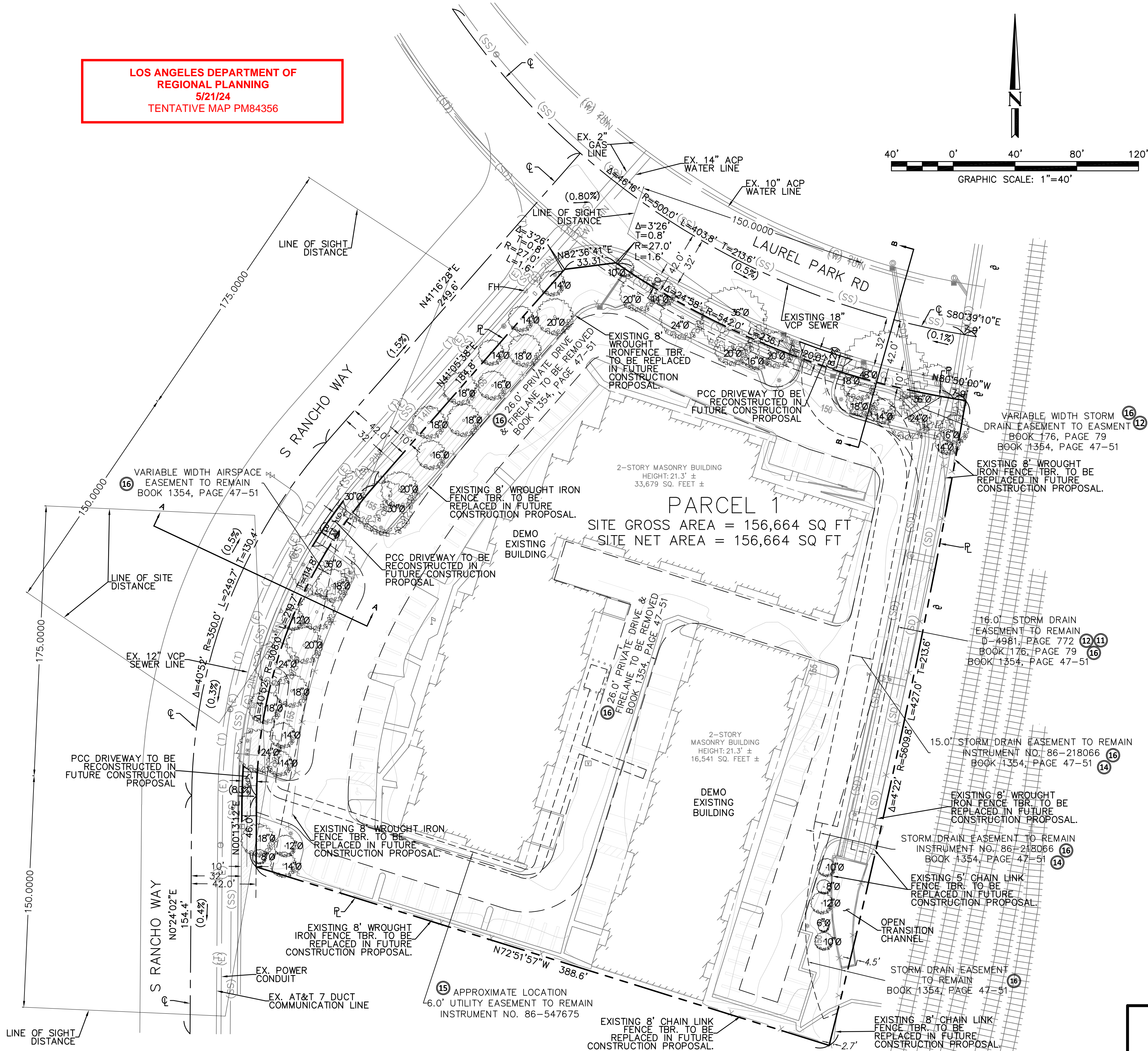
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT. BOUNDARY MONUMENTS WILL BE SET AFTER FILING FINAL MAP

CHRIS MCKEE, P.E. 74414
EMAIL: cmckee@drc-eng.com
DRC ENGINEERING, INC.
160 S. OLD SPRINGS ROAD, SUITE 210
ANAHEIM, CA 92808 PHONE: (714) 685-6860 FAX: (714) 685-6801

DATE: 11/01/2023



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
5/21/24
TENTATIVE MAP PM84356



County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED FOR
PUBLIC HEARING**

BENCHMARK

LA COUNTY PUBLIC WORKS BENCHMARK 3Y12215
NAVD88
ELEV: 43.996

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH RANCHO WAY AS PER MAP FILED IN BOOK 1354, PAGES 47-51, OF MAPS, BEING NORTH 41°05'38" WEST

PROPERTY ADDRESS

19500 S RANCHO WAY
UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA, 90220

ASSESSOR PARCEL NO.

7318-023-052, 7318-023-053, 7318-023-054, 7318-023-055, 7318-023-056, 7318-023-057, 7318-023-058, 7318-023-059, 7318-023-060, 7318-023-061, 7318-023-062, 7318-023-063, 7318-023-064, 7318-023-065, 7318-023-066, 7318-023-067, 7318-023-068, 7318-023-069, 7318-023-070, 7318-023-071, 7318-023-072, 7318-023-073, & 7318-023-074

RECORD OWNER

TURNBRIDGE EQUITIES, LLC
4 BRYANT PARK, SUITE 200
NEW YORK, NEW YORK 10018
860-986-3526

LOT USE SUMMARY

EXISTING LOT: OFFICE
PROPOSED LOT: COMMERCIAL

LINE LEGEND

PROPERTY LINE/RIGHT-OF-WAY LINE
CENTER LINE
EASEMENT

**TENTATIVE PARCEL MAP NO. 84356 - REVERSION TO ACREAGE
19500 SOUTH RANCHO WAY
UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA**

TITLE INFORMATION

NO.: REVISION:	DATE:	ISSUE:
		FINAL
		DATE: 10/31/2023
		CHECKED: CM DRAWN: SY
		DRAWING FILE: 23640tpm101
		PROJECT NO.: 23-640



160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

SHEET NUMBER:
1
OF 1 SHEETS
SCALE: 1" = 40'



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84356**
Park Planning Area # **32**

DRP Map Date: **05/21/2024** SCM Date:
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Trails:

No Trails

Comments:

Reversion to Acreage

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

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: _____

Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **84356**
Park Planning Area # **32**

DRP Map Date: **05/21/2024** SCM Date:
CSD:

Report Date: **06/17/2024**
Map Type: **Tentative Map - Parcel**

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{nits} = (X)\text{acres obligation}$$
$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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 = Proposed Units + Exempt Units

Park Planning Area = **32**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.40	0.0030	0	0.00
M.F. < 5 Units	4.70	0.0030	0	0.00
M.F. >= 5 Units	3.14	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$306,402	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$306,402	\$0



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

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

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

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


5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

June 18, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION - TENTATIVE MAP - PARCEL
CASE: RPPL2023006265
PROJECT: PM84356
19500 S. RANCHO WAY COMPTON CA 90220**

Thank you for the opportunity to review the application and Tentative Map-Parcel request for the subject property. The project proposed a reversion to acreage.

Public Health recommends the clearance of the aforementioned project. The applicant provided a water "Will Serve Letter" from California Water Service dated October 31, 2023. In addition, the applicant provided an e-mail from Los Angeles County Sanitation Districts dated October 31, 2023, indicating that the site is currently serviced by the Districts. Any change of methods for the provision of potable water and wastewater shall invalidate this approval.

☒ Public Health conditions for this project have been met as of the date of this letter.
Public Health recommends clearance of the aforementioned project.



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

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

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

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

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_19500 S. RANCHO WAY COMPTON CA 90220_RPPL2023006265_06.18.2024