

**DEPARTMENT OF PUBLIC WORKS****INTEROFFICE MEMORANDUM**

**DATE:** April 10, 2024

**TO:** Planning Division, Community and Economic Development

**FROM:** Engineering Division, Public Works

**SUBJECT:** **(PRELIMINARY) CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT AT 6540 ROSEMEAD BOULEVARD – CONDITIONAL USE PERMIT NO. 758 AND VESTING TENTATIVE TRACT MAP NO. 84271**

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The Public Works Department has reviewed the proposed development and provides the following (*preliminary*) conditions of approval pertaining to the subject project:

**STREET IMPROVEMENTS**

1. Street Improvement Plans shall be prepared by a Registered Civil Engineer showing all existing and proposed public improvements to the satisfaction of the Public Works Department.
2. All deficient existing public improvements within the frontage of the project shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
3. Existing curb, gutter and sidewalk damaged by the project construction shall be reconstructed as required by the City Engineer.
4. Asphalt paving that is damaged by the project construction shall be reconstructed as required by the City Engineer.
5. Close existing driveways on Rosemead Boulevard service road, which will no longer be utilized as part of the new development, with curb and gutter and full-width sidewalk to match existing.
6. Construct new driveways at least 3 feet away from any above-ground obstructions in the public right-of-way to the top of the driveway "X." Otherwise, the obstruction shall be relocated at the developer's expense. Ensure that each driveway provides proper pedestrian access across the driveway in compliance with the Americans with Disabilities Act (ADA). The final layout and site driveway design shall be subject to the review and approval of the City Engineer.
7. No parking will be allowed on Rosemead Boulevard service road. The entire length

of the curb on Rosemead Boulevard service road shall be painted red.

8. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
9. Cape seal the full-width of Rosemead Boulevard service road along the frontage of the project per the recommendation of the latest street pavement study. Restore pavement markings as necessary. Repair any visible utility-cut pavement failures.
10. All on-site parking and circulation areas shall be paved as required by a geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
11. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their re-establishment. All documentation shall be submitted to the City for record keeping.
12. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County Surveyor in accordance with applicable provisions of the state law.
13. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer prior to the issuance of a Certificate of Occupancy.

#### **RIGHT-OF-WAY DEDICATION AND EASEMENTS**

14. This project requires the dedication of the necessary street right-of-way for Rosemead Boulevard service road and public sidewalk purposes across the project frontage.
15. Easement(s) shall be dedicated to the City of Pico Rivera for all parts of public sewer and water systems not located within the public right-of-way.

#### **TRAFFIC SAFETY**

16. A transportation impact study shall be prepared by a Registered Traffic Engineer and submitted to the Engineering Division for review and approval. The study shall be prepared using the City of Pico Rivera Vehicle Miles Traveled Transportation Study Guidelines and focus on access locations, inbound/outbound turning movements, internal circulation, and parking operations, to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.

17. The developer shall be responsible for installing or repairing all centerline striping, traffic legends, raised reflective pavement markers and other traffic delineation required by the City Engineer, including signal loops damaged or required to be installed as part of the project.
18. A Signage and Striping Plan shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval.
19. Clear unobstructed sight distances shall be provided at all site driveways.
20. Developer shall modify or remove the existing traffic signal and associated equipment and hardware as needed at Rosemead Boulevard and Coffman and Pico Road to accommodate the proposed development. A Traffic Signal Modification Plan prepared by a Registered Traffic Engineer shall be submitted to the Public Works Department for review and approval. Pedestrian crossing movements at this intersection shall be provided to the satisfaction of the City Engineer.
21. The developer shall install street name signs, stop signs, and all other miscellaneous signage related to project development as required by the City Engineer.

#### **GRADING AND DRAINAGE**

22. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans.
23. A Low Impact Development (LID) Plan Determination Form must be completed and if determined, the project must incorporate one or more LID system(s) in the project design. Submittal of an LID plan is required, and the system(s) proposed must be shown on the grading and drainage plans. The Los Angeles County Low Impact Development Manual may be used as reference on potential LID systems.
24. Where redevelopment results in alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
25. A catch basin shall be installed at the rear of the property to capture all surface water not captured by implemented LID system(s). The catch basin shall be connected to the existing storm drain system on Homebrook Street. The existing outlets draining to Homebrook Street shall be closed off.
26. Comply with all Federal, State, and local agency requirements pertaining to the

Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

27. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
28. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
29. Dust control operations shall be performed by the developer at the time, location, and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
30. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations, or any other means acceptable to the City Engineer, City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.

## **UTILITIES**

31. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
32. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each unit.
33. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
34. Remove any encroachments or interfering facilities from the public right-of-way as directed by the City Engineer.
35. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
36. All overhead utility services within the perimeter of the project shall be placed underground.

37. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
38. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner unless otherwise approved by the City as public system(s).

## **SEWER**

39. Sewer Improvement Plans shall be prepared by a Registered Civil Engineer showing all existing and proposed sewer improvements to the satisfaction of the Public Works Department.
40. The developer shall consult the City Engineer to determine the sewer location and design requirements.
41. Should any modification of public sewer mains be required, developer shall prepare sewer plans per Los Angeles County Public Works Consolidated Sewer Maintenance Division template.
42. Install adequate sewer lateral(s) as necessary to serve the proposed development and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
43. Conduct a sewer capacity study and provide a copy to the Engineering Division subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.
44. Developer shall secure sewer system connection permit from the Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA, Telephone No. (562) 698-7411 or (562) 685-5217.
45. Easements may be required and shall be subject to review by the City Engineer to determine the final locations and requirements.

## **WATER**

46. Water Improvement Plans shall be prepared by a Registered Civil Engineer showing all existing and proposed public works improvements to the satisfaction of the Public Works Department.
47. The water supply system serving the development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the Pico Rivera Water Authority (PRWA) and Los Angeles County Fire Department.

Coordinate with the PRWA to remove all existing water meters that will not be used by the development.

48. Conduct a water system capacity study and provide a copy of the report to the Engineering Division for review and approval. The water supply system serving the proposed development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the PRWA. Coordinate with the PRWA regarding removal of all existing water meters that will not be used by the development. The water mains shall be of sufficient size to accommodate the total domestic and fire flows required for the subdivision. The domestic flows required are to be determined by the PRWA and City Engineer. Fire flows required are to be determined by the Los Angeles County Fire Department. Developer shall obtain Los Angeles County Fire Department's approval of fire flow adequacy prior to issuance of building permits.
49. Developer shall be responsible to meet all water requirements and guidelines of the PRWA, the Los Angeles County Health Department, and Los Angeles County Fire Department.
50. The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the Los Angeles County Fire Department.
51. All water facilities shall be installed outside any driveways and drive approaches and shall be in accordance with the City's Water Division.
52. Prior to the filing of the final map, there shall also be filed with the City Engineer, a statement from the water purveyor indicating subdivider compliance with the fire flow requirements of the Los Angeles County Fire Department.

### **TRACT MAP**

53. Details shown on the tentative tract map are not necessarily approved. Any details that are not consistent with the City's ordinances, general conditions of approval, or City Engineer's policies must be specifically approved during the final map or improvement plan review.
54. A final tract map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
55. A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. An updated title report shall be provided before the final tract map is released for filing with the County Recorder.
56. Monumentation of the tract map boundaries, street centerline and lot boundaries is required for a map based on a field survey.

57. Comply with all requirements of the Subdivision Map Act.

**GENERAL**

58. Developer shall deposit \$25,000 with the City to cover the City's costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.

59. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.

60. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan form(s).

61. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.

62. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

63. Final conditions and comments cannot be determined until all plans are submitted that are sufficiently complete.