



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 6, 2013

Jansen Hseh
19 E. Live Oak Avenue
Arcadia, CA 91006

**REGARDING: PROJECT NO. TR062732-(5)
TENTATIVE TRACT MAP NO. 062732
1907 PECK ROAD, MONROVIA (APN NOS. 8509-025-001 AND 002)**

The Regional Planning Commission, by its action of November 6, 2013, 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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

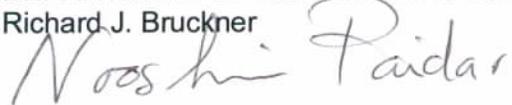
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 18, 2013. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

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.

For questions or for additional information, please contact Alejandrina Baldwin of the Land Divisions Section at (213) 974-6433, or by email at acbaldwin@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval
c: Board of Supervisors; DPW (Building and Safety); Trittech Associates via email, Nora Hsueh via email

NP:ACB

CC.060412

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR062732-(5)
TENTATIVE TRACT MAP NO. 062732
ENVIRONMENTAL ASSESMENT NO. 200500082**

1. **ENTITLEMENT REQUESTED.** The applicant, Jansen Hseh, is requesting tentative map to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres, within the A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) Zone.
2. **HEARING DATE. September 18, 2013.**
3. **BEFORE THE REGIONAL PLANNING COMMISSION.**

At the September 18, 2013 public hearing, Commissioners Valadez, Louie, Helsley, and Pedersen were present. Commissioner Modugno was absent. Staff made a presentation and noted that a phone call and email were recently received. The phone call was from the City of Monrovia Councilman, Larry Spicer, who raised concerns regarding the possibility of conditioning the project to place a temporary fence during the construction of the permanent block wall, the management of dust control during construction, and the current overgrown state of the trees within the front yard setback which is causing a potential safety hazard. The email was from Ernesto Martinez, a resident of the project site, who raised concerns regarding not receiving prior notice of this project and their relocation prior to demolishing of the structures.

In addition, during a site visit prior to the public hearing, staff observed two zoning violations involving vehicles parked within the side and front yard setbacks, as well as overgrown vegetation creating wall-like situations. As a result, staff changed their project recommendation of approval to a continuance to address these zoning violations.

At the September 18, 2013 public hearing, the Commission continued the hearing to November 6, 2013 and requested the noted violations to be abated prior to the next hearing.

At the continued hearing, on November 6, 2013, Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present. Staff presented that the vegetation within the front yard setback had been trimmed and vehicles were no longer parked within the front yard setback.

There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the applicant's representative.

4. **PROJECT DESCRIPTION.** The applicant, Jansen Hseh, proposes a Tentative map to create one multi-family residential lot with 10 new detached residential

condominium units. All existing structures will be demolished, including six detached residential units and three detached garage structures. Existing fencing will be removed and replaced with a five foot high block wall. All trees will be removed (no oak trees exist on the property). Condominium conceptual plans propose two-story detached units with a floor area of about 2,388 square feet per unit. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district.

5. **LOCATION.** 1907 Peck Road, Arcadia CA 91006.

6. **TENTATIVE AND EXHIBIT MAP DESCRIPTION.**

Tentative Map

Tentative map dated 8-30-2011 depicts the new multi-family lot with the existing improvements which include various mature trees, six residences and three garage structures which are all proposed to be removed. This map also depicts the proposed 26 foot wide private driveway and firelane along the middle of the new lot and the required fire turn-around. The rear 7.5 feet is shown to be dedicated to the County for future street widening of Stagio Drive (the project will not have access from Stagio Drive). Topography is shown to be relatively flat and the new lot to be rectangular in shape. The new lot is shown to be accessed by Peck Road, a fully improved public street maintained by the City of Monrovia.

Exhibit Map

Exhibit map dated 8-30-2011 depicts the new multi-family lot with the footprint of the proposed 10 new detached residential condominium units. The footprints of the new units are setback 20 feet from the front property line, 15 feet from the rear property line (after the 7.5 foot dedication described above), and a minimum of 10 feet from each other. A 26 foot wide private driveway and firelane is depicted along the center of the new lot with a fire turn-around between units 5, 6, 7, and 8. Each unit is proposed to provide an attached two-car garage. A total of three guest parking spaces are depicted between units 1, 2, 3, and 4. One of the three guest parking spaces are proposed to be van accessible. The maintenance of the common driveway and firelane is noted to be maintained by a Home Owners Association (HOA). A five foot high concrete block wall is depicted along the rear and side property lines. All required yards (front, rear, and side) are depicted to be landscaped in addition to areas between structures. A separate conceptual landscape plan has been submitted as part of the mitigation monitoring plan and includes additional landscaping details.

7. **EXISTING ZONING.** The subject property is zoned A-1. Surrounding properties are zoned as follows: North: City of Monrovia; South: A-1; East: City of Monrovia; West: A-1.

8. **EXISTING LAND USES.** The subject property is developed with six single-family residences and three detached garage structures. Surrounding properties are developed as follows: North: Multi-family residential; South: Multi-family and single-

family residential; East: Single-family residential and public middle school; West: Single-family residential.

9. **PREVIOUS CASES/ZONING HISTORY.** The project site received an approval for a new residence through Plot Plan No. 2694, on July 19, 1961. At the time of this approval, the project site was already developed with five residences, a utility building and detached garage. Approval records for all existing structures could not be located. The current A-1 zoning on the subject property became effective on October 12, 1927 following the adoption of Ordinance Number 3820 which established the Duarte Zoned District and zoning for the district.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**

The project site is located within Category 1 (1 to 6 du/ac) of the Countywide General Plan and has demonstrated that it meets the necessary infill findings to allow a density of seven dwelling units per acre (7 du/ac). This land use designation is intended for single-family residential uses. The 10 new detached residential condominium units will be consistent with the Category 1 land use, as it proposes detached residential units and provides the necessary development standards. The project has also substantiated the required burden of proof to make the necessary infill findings which can allow a density higher than that allowed by the current land use Category 1.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 17, Land Use and Urban Development Pattern- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.*
The project site is located less than a ¼ mile from the Monrovia Myrtle Gold Line Metro stop, which is under currently construction. The area surrounding this portion of the Metro Gold Line expansion has been envisioned to increase in density and services. The surrounding area is also developed with existing multi-family residential lots.
- *Policy 47, Housing and Community Development- Promote the provision of an adequate supply of housing by location, type and price.*
This project will provide four additional residences than is exists within the project site.
- *Pg. 111-31 of the Land Use Element- Residential Infill: General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those depicted on the Land Use Policy Map subject to conformance with the [infill findings].*

The project has substantiated the necessary findings to support a higher density, as the project design will allow for compatibility with the existing surrounding development, the project site is sufficient size to provide the necessary development standards of the A-1 zone, the project site will be served by public services and facilities, the project will be provide sufficient access width and not adversely impact local traffic.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.44.110, 22.20.110, 22.20.120, 22.20.130 of the County Code, establishments in the A-1 Zone are subject to the following development standards:
 - Every residence shall be a maximum of 35 feet in height above grade.
 - Required yards shall be as follows: 20 feet in the front, 15 feet in the rear, a minimum of 5 feet on the each side (project provides a 15 foot side yard).
 - Each detached residence must provide two-covered parking spaces.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project side is adjacent to multi-family lots with residential condominiums and apartment buildings. The front yard provided by the project is consistent with that of other existing lots in the adjacent surroundings. The project will provide sufficient parking and access within the project site.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 8-30-2011). The conditions of all five departments of the Subdivision Committee are attached.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** A letter from the City of Monrovia was received. The City raised the following abbreviated project requirements:
 - The City of Monrovia is to approve a separate utility plan for improvements along Peck Road.
 - The sewer lateral connection from the project site will connect to the City of Monrovia's sewer system and is allowed.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Three emails and one phone call were received. Email No. 1 was from a neighbor who raised concerns regarding the proposed condominium units being two-stories in height, the proposed removal of all existing trees, and the replacement of the existing fence along the south side of the project. Email No. 2 was one of a neighbor in support of the project. Email No. 3 was of a resident of

the project site which was concerned regarding notification of the project and future relocation prior to removal of all structures. The phone call was for a City of Monrovia Councilman who requested for the construction of a temporary fence during construction, was concerned with dust control, and noted that the trees and vegetation within the front yard are causing a potential safety hazard for the community and residents.

INFILL SPECIFIC FINDINGS

17. The project site is adjacent to multi-family residential lots which are developed with condominium units.

Therefore, the proposed project will not disrupt sound residential neighborhood nor adversely affect the character of the established community.

18. The project site is proposed at a density of seven dwelling units per acre which is lower than the average surrounding density of nine dwelling units per acre and provides adequate internal access, parking and setbacks.

Therefore, the proposed project site is of sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses.

19. The project will be served by public water and sewer.

Therefore, the proposed use will not overburden existing public services and facilities.

20. The project will provide two covered parking spaces per unit and an additional three guest parking spaces within the project site.

Therefore, the proposed use will not disrupt or adversely impact local traffic and parking conditions.

21. The project proposes detached residential condominium residences.

Therefore, the proposed project is compatible with surrounding uses in terms of scale, intensity and design.

TENTATIVE MAP SPECIFIC FINDINGS

22. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.

23. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.
24. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.
25. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
26. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
27. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
28. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
29. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
30. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

31. The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be

reduced to less than significant with the implementation of the proposed mitigation measures.

The area of environmental impact found to be less than significant with project mitigation incorporated is Biological Resources. The following impacts have been mitigated for:

- To mitigate the loss of all existing vegetation, including mature trees, the project applicant has provided a conceptual landscape plan which is part of the mitigation monitoring program and will be required compliance with at time of building permit.
- To mitigate the potential disturbance of migratory bird and bat roosts, the project will be required close monitoring and surveys by a bird and bat specialist at time of building permit.

Therefore, the project qualifies for a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines.

32. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Tentative Tract Map.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Tentative Tract Map No. 062732 is Approved subject to the attached conditions.

ACTION DATE: NOVEMBER 6, 2013

VOTE: 5:0:0:0

Concurring: Valadez, Louie, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

NP:ACB
11-06-2013

c: Each Commissioner, and Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR062732-(5)
TENTATIVE TRACT MAP NO. 062732
ENVIRONMENTAL ASSESMENT NO. 200500082**

PROJECT DESCRIPTION

The project is a subdivision to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres. All existing structures to be demolished, including six detached residential units and three detached garage structures. Existing fencing will be removed and replaced with a five foot high block wall. All trees to be removed (no oak trees exist on the property). Condominium conceptual plans propose two-story detached units. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district. The project is 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 all required monies have been paid by the subdivider, or the owner of the subject property if other than the subdivider pursuant to Condition Nos, 8[NOD/F&G fee], and 11[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit],and 8[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County of Los Angeles (“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 22.60.260 of the County Code.
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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully 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 fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with County Department of Regional Planning (“Regional Planning”) in the

amount of up to \$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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

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 up to the 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.

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.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
8. Within three (3) days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
9. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
10. Within thirty (30) days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft

copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

11. The subdivider shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
12. 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 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit Map or a revised Exhibit Map approved by the Director of Regional Planning ("Director").
16. 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.
17. 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 Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, 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 MAP SPECIFIC CONDITIONS

18. The subdivider shall conform to the requirements of Title 21 and 22 of the Los Angeles County Code.
19. The subdivider shall comply with all conditions set forth in the attached County Subdivision Committee Reports for the tentative and exhibit maps dated 8-30-2011.

PRIOR TO RECORDATION OF A FINAL MAP

20. On the final map, label the interior driveway as "Private Driveway and Fire Lane".
21. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review.
22. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
23. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and landscaping, to the satisfaction of Regional Planning.
24. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated August 30, 2011.
25. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 10 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
26. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of non-invasive species for every detached residence within the multi-family lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

Attachments:

Mitigation Monitoring Program (pages 1-2)
Subdivision Committee Report (pages 1-18)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011
EXHIBIT MAP DATED 08-30-2011

The following reports consisting of 10 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. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011
EXHIBIT MAP DATED 08-30-2011

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. Prior to final approval of the tract 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.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
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.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
15. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011
EXHIBIT MAP DATED 08-30-2011

16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong
tr62732L-rev8.doc

Phone (626) 458-4918

Date 09-27-2011



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 062732

TENTATIVE MAP DATE: 08/30/11
EXHIBIT MAP DATE: 08/30/11

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP)/Hydrology Study, which was conceptually approved on 11/09/06 to the satisfaction of the Department of Public Works.

Name  Date 09/09/2011 Phone (626) 458-4921
CHRISTOPHER SHEPPARD

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 62732
SUBDIVIDER Hseh
ENGINEER Tritech Associates
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 8/30/11 (Rev.)
LOCATION Monrovia
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9/26/11 is attached.

Prepared by  Reviewed by _____ Date 9/26/11
Charles Nestle

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 62732
Location Peck Road, Monrovia
Developer/Owner Jansen Hsueh
Engineer/Architect Tritech Associates, Inc.
Soils Engineer _____
Geologist _____

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning 8/30/11 (rev.)
Previous Review Sheet Dated 8/10/10

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/qmed/manual.pdf>.
2. At the grading plan stage, two sets of grading plans may be required for verification of compliance with County codes and policies.

Reviewed by _____

Yoshiyuki Morioka

Date 9/26/11

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

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:\Yoshi\62732, TentPMA 9-26-2011

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Tony Hui Date 09/21/11 Phone (626) 458-4921

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

1. Make an offer of private and future right of way 20 feet from centerline on Stagio Drive. Seven and half feet of additional right of way is required. Permission is granted to allow a modified street right of way of 20 feet from centerline on Stagio Drive due to title limitations.
2. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
3. Dedicate vehicular access rights on Stagio Drive, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
4. Construct road improvements (including curb, gutter, sidewalk, parking landscaping, street trees and street lights) along the property frontage on Peck Road to the satisfaction of the City of Monrovia. Obtain a construction/encroachment permit for any improvements/works constructed on Peck Road to the satisfaction of the City of Monrovia. Road improvements are not required on Stagio Drive.
5. Construct a new driveway on Peck Road to meet current Americans with Disabilities Act (ADA) to the satisfaction of the City of Monrovia.
6. Close any unused driveways along Peck Road to the satisfaction of the City of Monrovia.
7. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of the City of Monrovia.
8. Prior to final map approval, the subdivider shall enter into an agreement with the City franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of City of Monrovia.

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC11918AS, dated 06-05-2006) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

HW

Prepared by Tony Khalkhali
tr62732s-rev8.doc

Phone (626) 458-4921

Date 09-21-2011

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement 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, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Peck Road is in the City of Monrovia jurisdiction. The applicant shall obtain a construction/encroachment permit for any improvements/works constructed on Peck Road to the satisfaction of the City of Monrovia.

HW

Prepared by Tony Khalkhali
tr62732w-rev8.doc

Phone (626) 458-4921

Date 09-21-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 62732 Map Date August 30, 2011 - Ex. A

C.U.P. _____ Map Grid 0125D

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the Exhibit Map.
The proposed driveway approach shall be designed to comply with the Department of Public Works standards.

By Inspector: Juan C. Padilla Date September 27, 2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 62732 Tentative Map Date August 30, 2011 - Ex. A

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: ____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per fire flow test dated 03-10-11 performed by Forerunner Fire Protection witnessed by the City of Duarte, the existing public water system is adequate.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 27, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

| | | | | | | | |
|----------------------|--------------|------------------------|-------------------|-----------|-------------------|----------------------------------|-------------------|
| Tentative Map # | 62732 | DRP Map Date: | 08/30/2011 | SCM Date: | 09/29/2011 | Report Date: | 09/08/2011 |
| Park Planning Area # | 5 | ARCADIA ISLANDS | | | | Map Type: REV. (REV RECD) | |

Total Units = Proposed Units + Exempt Units

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.

Park land obligation in acres or in-lieu fees:

| | |
|---------------|-----------------|
| ACRES: | 0.04 |
| IN-LIEU FEES: | \$12,792 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,792 in-lieu fees.

Trails:

No trails.

Comments:

Map proposes ten (10) detached condominium units. Six (6) existing houses to be removed; net increase of 4 housing units.

*****Advisory:**

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.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

| | | | | | | | |
|----------------------|--------------|------------------------|-------------------|-----------|-------------------|------------------------|-------------------|
| Tentative Map # | 62732 | DRP Map Date: | 08/30/2011 | SMC Date: | 09/29/2011 | Report Date: | 09/08/2011 |
| Park Planning Area # | 5 | ARCADIA ISLANDS | | Map Type: | | REV. (REV RECD) | |

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = 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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- 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

| | People* | Ratio 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|---------|----------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.37 | 0.0030 | 4 | 0.04 |
| M.F. < 5 Units | 4.72 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.34 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.82 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 6 | |
| Total Acre Obligation = | | | | 0.04 |

Park Planning Area = 5 **ARCADIA ISLANDS**

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|------------|-----------------|------------|------------------|
| @ (0.0030) | 0.04 | \$319,793 | \$12,792 |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|-----------------------------|----------------|----------------|------------|-------------|------|
| None | | | | | |
| Total Provided Acre Credit: | | | | 0.00 | |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.04 | 0.00 | 0.00 | 0.04 | \$319,793 | \$12,792 |



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

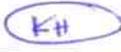
Michael D. Antonovich
Fifth District

Tract Map No. 062732

Vicinity: Monrovia

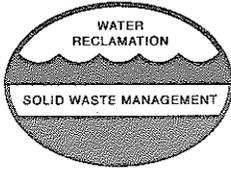
Tentative Tract Map Date: August 30, 2011 (8th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 062732** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by: Ken Habaradas 

Phone: (626) 430-5382

Date: September 23, 2011



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 1, 2009

File No: 15-00.00-00

Ms. Amy Houg
Tritech Associates, Inc.
135 North San Gabriel Boulevard
San Gabriel, CA 91775

Dear Ms. Houg:

Tentative Tract Map No. 062732

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on August 31, 2009. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Monrovia Outfall Trunk Sewer, located in Peck Road south of Altern Street. This 24-inch diameter trunk sewer has a design capacity of 12.4 million gallons per day (mgd) and conveyed a peak flow of 4.3 mgd when last measured in 2009.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 78.5 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 6.2 mgd.
3. The expected average wastewater flow from the project site is 3,120 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR062732-(5) VESTING TENTATIVE TRACT MAP NO. 062732 ENV NO. 200500082

| □ | Environmental Factor | Mitigation | Action Required | When Monitoring to Occur | Responsible Agency or Party | Monitoring Agency or Party |
|-----|----------------------|---|---|---|---|--|
| 1.1 | Biological Resources | Activities that will result in the removal of trees, buildings or other habitat for bats should avoid adverse impacts to bats and trees and/or structures that may provide maternity roost habitats (e.g., in cavities or under loose bark). | Submit a report prior to any removal, during removal if necessary, after completion of removal, from a qualified bat specialist, which address the following concerns: (1) To the extent feasible, tree removal or relocation should be scheduled between October 1 and February 28, outside of the maternity roosting season; (2) A pre-construction survey must be conducted by the specialist if trees and/or structures must be removed during the maternity season (March 1 to September 30). The report must include identification of those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats; (3) How each tree and/or structure identified as potentially supporting an active maternity roost will be closely inspected by the specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats; (4) If bats are not detected, but the specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be sawn up or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building; (5) Maternity season lasts from March 1 to September 30. Trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season; and (6) Documentation of all demolition monitoring activities submitted upon completion of tree disturbance and/or building demolition activities. | Prior to building permit or removal of any trees and/or structures. | Applicant and/or subdivider and subsequent owner(s) | DRP and Mitigation Monitoring Consultant |
| 1.2 | Biological Resources | To mitigate the potential loss of migratory nongame native bird species, all proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, and structures) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. | Submit to DRP and DPW Building & Safety a report which includes the results of the recommended protective measures described herein, from a qualified biologist. If avoidance of the avian breeding season is not feasible, then the beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys should conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. | Prior to building permit or removal of any trees and/or structures. | Applicant and/or subdivider and subsequent owner(s) | DRP and Mitigation Monitoring Consultant |

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| 1.3 | Biological Resources | To mitigate the potential take of all birds and their active nests including raptors and other migratory nongame birds, the biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project property, that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. | The biological monitor shall send weekly monitoring reports to DRP and DPW Building and Safety Office during the grubbing and clearing of vegetation, and shall notify these departments immediately if project activities damage active avian nests. | Prior to building permit or removal of any trees and/or structures. | Applicant and/or subdivider and subsequent owner(s) | DRP and Mitigation Monitoring Consultant |
| 1.4 | Biological Resources | To mitigate the loss of mature trees on the project site the the project site is to be re-vegetated. | Comply with the landscape plan submitted to DRP. All changes to this plan must be to the satisfaction of DPR. | Prior to building occupancy. | Applicant and/or subdivider and subsequent owner(s) | DRP and Mitigation Monitoring Consultant |
| 2 | Mitigation Compliance | As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed. | Submittal and approval of compliance report and replenishing mitigation monitoring account | Yearly and as required until all measures are completed. | Applicant and subsequent owner(s) | DRP |