



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER RPPL2016001380
HEARING DATE TBD

REQUESTED ENTITLEMENTS
Tentative Tract Map No.74149
Zone Change RPPL2016001382
Conditional Use Permit No. RPPL2016001389
Environmental Assessment RPPL2016001381

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Western Imperial 2000, LLC (Olson Urban Housing, LLC)	05/11/2016	06/09/2016	06/16/2016

PROJECT OVERVIEW

To create one multi-family lot with 15 3-story townhouse condominium in 2 detached buildings on a 0.8 acre property.
Zone Change – To change the existing C-2-BE (Neighborhood Commercial Billboard Exclusion) Zone to R-3 DP (Limited Multiple Residence-Development Program) Zone.
Conditional Use Permit – To establish a Development Program

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

4332 East Live Oak Ave. , Arcadia

ACCESS

Live Oak Ave.

ASSESSORS PARCEL NUMBER(S)

8571-001-001

SITE AREA

0.8(gross) acres 36,040 SF

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

South Arcadia Island

SUP DISTRICT

5th

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2-BE (existing)

CSD

NA

R-3 DP(proposed)

PROPOSED UNITS (DU)

15

MAX DENSITY/UNITS (DU)

24

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Over Ex. 2986 cy Shrink (15%) 448cy, Cut 306cy, Fill 493 cy, Import 635cy

ENVIRONMENTAL DETERMINATION (CEQA)

Project on hold pending completion of an updated environmental review and determination

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Peter Chou (213) 974-6433 pchou@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vincente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1st 201500010

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Environmental Determination:

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
2. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative Map:

3. Provide the land use designation in the notes.

Exhibit Map:

4. Show two short-term bicycle parking (bicycle rack) on the map.
5. Provide height and material of proposed patio wall and perimeter wall. Fence height within front setbacks are 3.5' and side setbacks are 6'.
6. Identify the height of the landscape hedge.
7. Redesign landscaping near Unit 11 & 12 to maintain line of sight.
8. There are inconsistencies between legend and map. Please identify or remove. For example, legend shows no symbol for existing contour line and square along Lynd Street is not identified. See staff's annotations on map.
9. Provide existing or proposed easements on Exhibit Map. Easements were only shown on tentative map.
10. Clarify landscaping near Live Oak Avenue. Please indicate on the map.
11. Identify Fire Lane.

Informational Map:

12. Parking information is incorrect on informational map.
13. Provide elevation for proposed and existing walls, fences and gates.

Healthy Design Ordinance ("HDO"):

14. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 60 linear feet of street frontage, a total of 3 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

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

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
2. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 12310as is currently under review.
3. As previously requested, a “Will Serve Letter” from the Los Angeles County Sanitation District for discharge of sewer into the sewers trunk line is required. Please see attached Sewer review sheet (Comment 2) for additional requirement. The “Will Serve Letter” shall be submitted directly to Public Works.
4. As previously requested, a “Will Serve Letter” from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirements. The “Will Serve Letter” shall be submitted directly to Public Works.

HW
Prepared by *AC* Aissa Carrillo
tr74149L-rev1.doc
<http://planning.lacounty.gov/case/view/tr074149/>

Phone (626) 458-3126

Date 06-07-2016



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 74149 REV

TENTATIVE MAP DATED 05/11/2016
EXHIBIT "A" MAP 05/11/2016

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage/grading, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a letter of intent for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual:
<http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Hydrology report submitted on 5/11/2016 was not approved.

By _____

M.D. Esfandi

David Esfandi

Date 6/2/2016 Phone (626) 458-7130

TENTATIVE MAP DATED 05-11-2016
EXHIBIT "A" MAP DATED 05-11-2016

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

1. Prior to tentative map approval the sewer area study PC 12310as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.


Prepared by Imelda Ng

tr74149s-rev1.doc

Phone (626) 458-4921

Date 06-02-2016

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

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TRACT NO. 74149 (Rev.)

TENTATIVE MAP DATED 05-11-2016

EXHIBIT MAP DATED 05-11-2016

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

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

 Prepared by Tony Khalkhali
tr74149w-rev1.doc

Phone (626) 458-4921

Date 06-02-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 74149 (Rev.)

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TENTATIVE MAP DATED 05-11-2016
EXHIBIT MAP DATED 05-11-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Aissa Carrillo
tr74149L-rev1.doc
<http://planning.lacounty.gov/case/view/tr074149/>

Phone (626) 458-3126

Date 06-07-2016

The following report consisting of ____ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove 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.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 74149 (Rev.)

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TENTATIVE MAP DATED 05-11-2016
EXHIBIT MAP DATED 05-11-2016

16. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW *AC*
Prepared by Aissa Carrillo
tr74149L-rev1.doc
<http://planning.lacounty.gov/case/view/tr074149/>

Phone (626) 458-3126

Date 06-07-2016

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

Tentative Tract / Parcel Map	74149	Tentative Map Dated	5/11/16 (Rev.)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	493 yd ³	Location	Arcadia	APN	
Geologist	---	Subdivider	Olson Urban Housing, LLC		
Soils Engineer	---	Engineer/Arch.	C&V Consulting Inc.		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

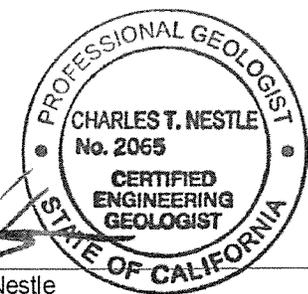
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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



 Jeremy Wan
 Soils Section



 Charles Nestle
 Geology Section

Date 6/1/16

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.

1. Approval of this map pertaining to grading is recommended.

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:

2. Provide approval of:
 - a. The latest hydrology study 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. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, and State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval.
4. Record a deed restriction not to install gates on Lynd Ave.

Name Nazem Said  Date 5/25/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 074149\GP 74149\2016-05-11 TTR 74149 SUBMITTAL

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

1. Dedicate additional right of way for a corner cut-off at the intersections of Mayflower Avenue and Lynd Avenue. The corner cutoff dedication shall be based off the curb return radius of 25 feet.
2. Close unused driveway with standard curb, gutter along the property frontages on Mayflower Avenue, Lynd Avenue, and Live Oak Avenue to the satisfaction of Public Works.
3. Reconstruct the curb ramp at the intersection of Mayflower Avenue and Lynd Avenue that either serve or form a part of a pedestrian access route to meet current ADA (American with Disabilities Act) requirements to the satisfaction of Public Works.
4. Construct new driveways on Lynd Avenue to the satisfaction of Public Works.
5. Provide green strips along the property frontages on Mayflower Avenue, Lynd Avenue and Live Oak Avenue to the satisfaction of Public Works. All affected utilities shall be relocated or adjusted to the satisfaction of Public Works and the utilities companies.
6. Repair any improvements damaged during construction to the satisfaction of Public Works.
7. Execute a covenant for private maintenance of curb/parkway drains and landscaping; if any, to the satisfaction of Public Works.
8. If it is determined by Public Works, in conjunction with the United States Postal Service, that postal delivery receptacles are to be located within the public right of way, the receptacles shall be installed in groups to serve two or more residential units.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP 074149

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TENTATIVE MAP DATED 05-11-2016
EXHIBIT A MAP DATED 05-11-2016

10. Comply with street lighting conditions per the attached memo dated March 29, 2016 from Street Lighting Section, Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Joseph Nguyen *JN*
tr74149r-rev2

Phone (626) 458-4921

Date 05-31-2016

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 3/29/16

TO: Matthew Dubiel
Project Entitlement & CEQA Section
Land Development Division

Attention: Henry Wong

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS
TR 74149, TG 597F2**

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

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

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

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

New streetlights are not required. However, the project area will be required to be annexed to the County Lighting Maintenance District 1687. Therefore, submit a street lighting plan showing existing streetlights for the annexation process,

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

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

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

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

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

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

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

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 74149

MAP DATE: May 11, 2016

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Since the proposed pedestrian gate off Live Oak Avenue will be primary access to fire fighters, the gate shall provide a minimum opening of 5 feet. Provide a gate detail including the width, height, construction material, and preliminary location of approved Fire Department locking device. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
2. Provide a detail of the proposed Patio Wall adjacent to Mayflower Avenue. Fire Department's concerns are the height of the wall and ensuring fire fighter pedestrian access around both sides of wall. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
3. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located at the northwest corner of Mayflower Avenue and Lynd Avenue. Compliance required prior to Tentative Map clearance.
4. The required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 74149

MAP DATE: May 11, 2016

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The proposed high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide minimum fire lane width of 28 feet and shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. All proposed gates, vehicular or pedestrian, shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
4. Install 2 public fire hydrants as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 74149

MAP DATE: May 11, 2016

5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
6. The required fire flow from the public fire hydrant for this development can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
7. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
8. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
9. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
10. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
12. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Date: June 1, 2016



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



PARK OBLIGATION REPORT

Tentative Map #	74149	DRP Map Date:	05/11/2016	SCM Date:	06/16/2016	Report Date:	06/07/2016
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:	0.15
IN-LIEU FEES:	\$50,344

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$50,344 in-lieu fees.

Trails:

No trails.

Comments:

This map proposes 15 new condominium 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: *Kathline J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	74149	DRP Map Date:	05/11/2016	SMC Date:	06/16/2016	Report Date:	06/07/2016
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)people 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	3.23	0.0030	0	0.00
M.F. < 5 Units	4.34	0.0030	0	0.00
M.F. >= 5 Units	3.28	0.0030	15	0.15
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.15

Park Planning Area = **5 ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.15	\$335,624	\$50,344

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
0.15	0.00	0.00	0.15	\$335,624	\$50,344

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 6, 2016

Tentative Tract Map No. 074149

Vicinity: S. Arcadia

Tentative Tract Map Date: May 11, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 074149** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:


VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 TENTATIVE
11 MAY 2016

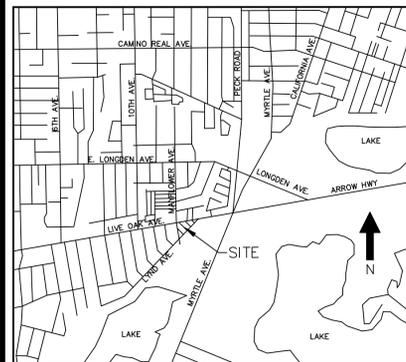
MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING EASEMENTS:

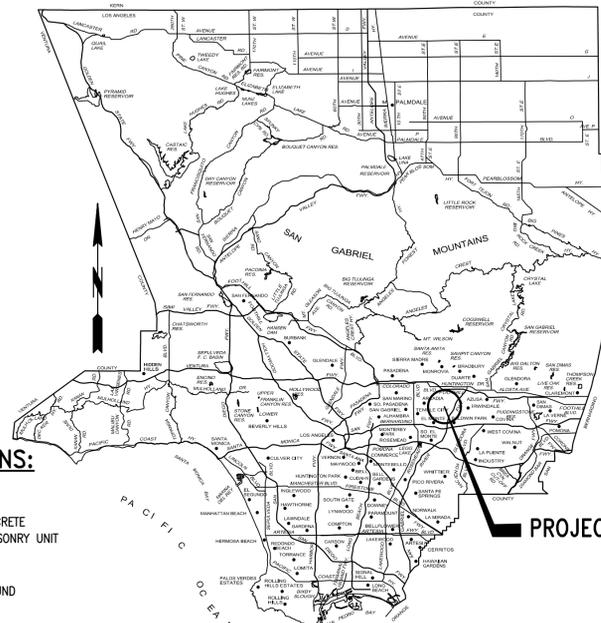
THERE ARE NO PLOTTABLE EXISTING EASEMENTS ON SITE

TITLE REPORT ITEMS OF NOTE:

- THE RIGHT TO RESTRICT ACCESS TO OR FROM A PORTION OF LIVE OAK AVENUE AS DEDICATED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 93-2050510 OF OFFICIAL RECORDS.
- THE EFFECT OF A DEED DATED JULY 25, 2014, EXECUTED BY OLYMPIC 2000 INVESTMENTS GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTOR, TO WESTERN IMPERIAL 2000 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED AUGUST 06, 2014, AS INSTRUMENT NO. 20140819209 OF OFFICIAL RECORDS. THE REQUIREMENT THAT THIS OFFICE BE FURNISHED WITH EVIDENCE THAT THE DEED WAS AN ABSOLUTE CONVEYANCE FOR VALUE, AND THAT THERE ARE NO OTHER AGREEMENTS, ORAL OR WRITTEN, REGARDING THE OWNERSHIP OF THE LAND DESCRIBED HEREIN.

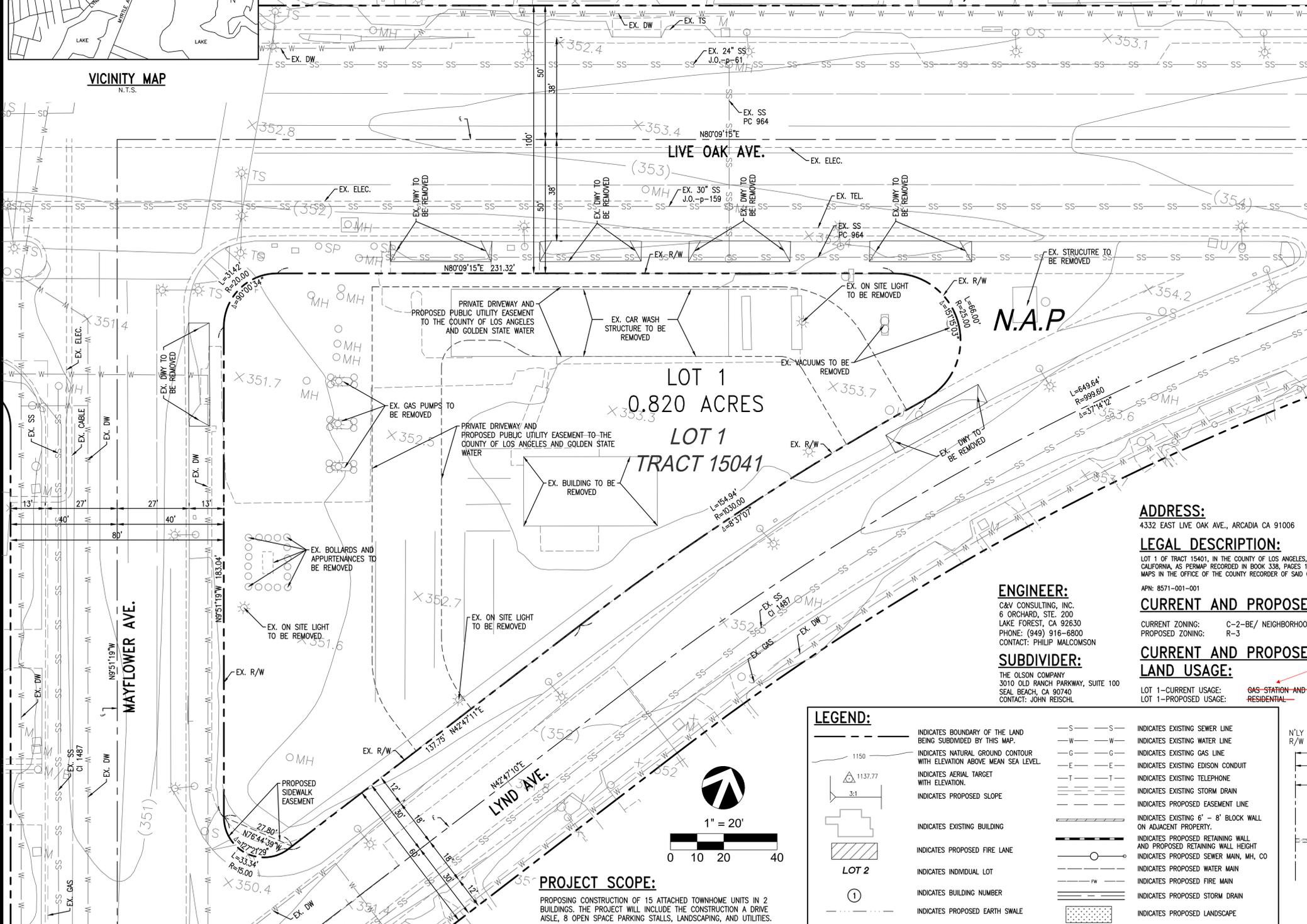


VICINITY MAP
N.T.S.



PROJECT SITE

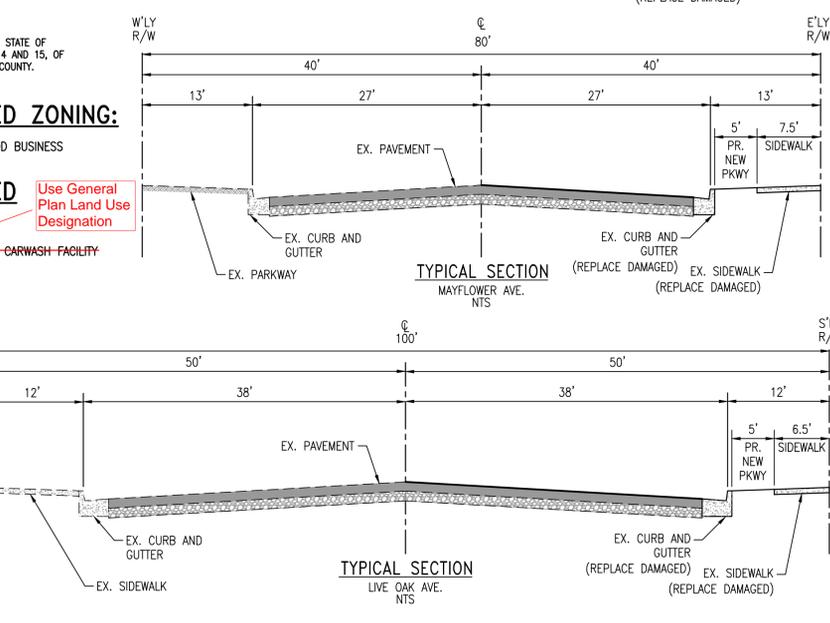
VICINITY MAP
NOT TO SCALE



ABBREVIATIONS:

- C CENTER LINE
- AVE AVENUE
- AC ASPHALT CONCRETE
- CMU CONCRETE MASONRY UNIT
- DWY DRIVEWAY
- EA EACH
- EG EXISTING GROUND
- ESMT EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GFF GARAGE FINISH FLOOR
- MIN MINIMUM
- N.A.P. NOT A PART
- NTS NOT TO SCALE
- P/L PROPERTY LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- RET RETAINING
- SF SQUARE FEET
- SW SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- TRW TOP OF RET. WALL
- TW TOP OF WALL
- TYP TYPICAL

LOT SUMMARY		
LOT	GROSS (AC)	NET (AC)
1	0.535	0.530



ADDRESS:

4332 EAST LIVE OAK AVE., ARCADIA CA 91006

LEGAL DESCRIPTION:

LOT 1 OF TRACT 15401, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PERMAP RECORDED IN BOOK 338, PAGES 14 AND 15, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8571-001-001

CURRENT AND PROPOSED ZONING:

CURRENT ZONING: C-2-BE/ NEIGHBORHOOD BUSINESS
PROPOSED ZONING: R-3

CURRENT AND PROPOSED LAND USAGE:

LOT 1-CURRENT USAGE: GAS STATION AND CARWASH FACILITY
LOT 1-PROPOSED USAGE: RESIDENTIAL

ENGINEER:

C&V CONSULTING, INC.
6 ORCHARD, STE. 200
LAKE FOREST, CA 92630
PHONE: (949) 916-6800
CONTACT: PHILIP MALCOMSON

SUBDIVIDER:

THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
CONTACT: JOHN REISCHL

LEGEND:

- INDICATES BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- INDICATES NATURAL GROUND CONTOUR WITH ELEVATION ABOVE MEAN SEA LEVEL.
- INDICATES AERIAL TARGET WITH ELEVATION.
- INDICATES PROPOSED SLOPE.
- INDICATES EXISTING BUILDING.
- INDICATES PROPOSED FIRE LANE.
- INDICATES INDIVIDUAL LOT.
- INDICATES BUILDING NUMBER.
- INDICATES PROPOSED EARTH SWALE.
- INDICATES EXISTING SEWER LINE.
- INDICATES EXISTING WATER LINE.
- INDICATES EXISTING GAS LINE.
- INDICATES EXISTING EDISON CONDUIT.
- INDICATES EXISTING TELEPHONE.
- INDICATES EXISTING STORM DRAIN.
- INDICATES PROPOSED EASEMENT LINE.
- INDICATES EXISTING 6' - 8' BLOCK WALL ON ADJACENT PROPERTY.
- INDICATES PROPOSED RETAINING WALL AND PROPOSED RETAINING WALL HEIGHT.
- INDICATES PROPOSED SEWER MAIN, MH, CO.
- INDICATES PROPOSED WATER MAIN.
- INDICATES PROPOSED FIRE MAIN.
- INDICATES PROPOSED STORM DRAIN.
- INDICATES PROPOSED LANDSCAPE.

PROJECT SCOPE:

PROPOSING CONSTRUCTION OF 15 ATTACHED TOWNHOME UNITS IN 2 BUILDINGS. THE PROJECT WILL INCLUDE THE CONSTRUCTION A DRIVE AISLE, 8 OPEN SPACE PARKING STALLS, LANDSCAPING, AND UTILITIES.

BENCHMARK
LACPW BM NO 1G316
L&T IN S CB 1 FT W/O BCR @SW COR LIVE OAK AVE. & MAYFLOWER AVE.
NAVD88 ELEVATION=351.907

BASIS OF BEARINGS
THE BEARINGS FOR THIS SURVEY IS N80°09'19"E ALONG THE CENTERLINE OF LIVE OAK AVE. ON TRACT NO. 15401, IN BOOK 338, PAGES 14&15 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY: AM DATE: 03/16/16
DESIGNED BY: AM DATE: 03/16/16
CHECKED BY: PCM DATE: 03/16/16
5/10/16
PHILIP G. MALCOMSON R.C.E. 67819 DATE



PLAN PREPARED BY:
C&V CONSULTING INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. (949) 916-3800
F. (949) 916-3805

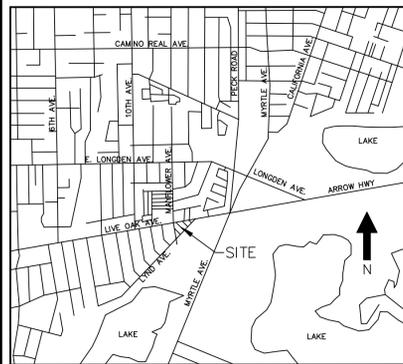
PLAN PREPARED FOR / DEVELOPER:
THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 400
SEAL BEACH, CA 90740-2751
(562) 596-4770

APPROVED BY:
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
RCE NO. _____ EXP. _____
DATE _____

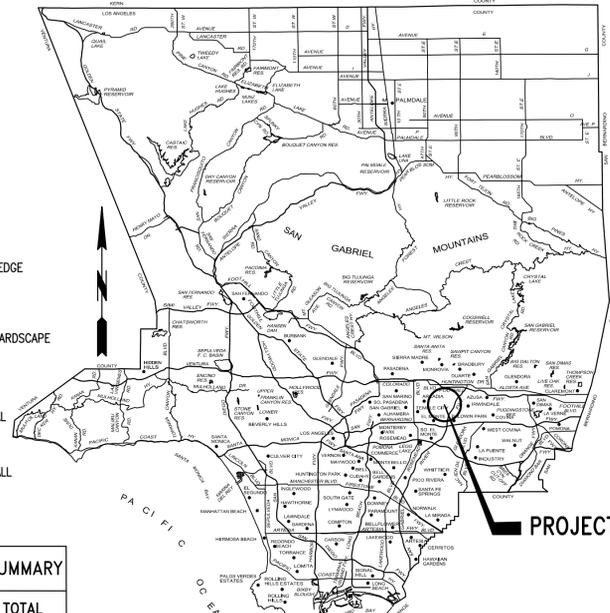
COUNTY OF LOS ANGELES SHEET
VESTING TENTATIVE TRACT NO. 74149
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
APN 8571-001-001
1 OF 1

MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 74149 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA EXHIBIT "A"

RECEIVED
DEPT OF REGIONAL PLANNING
TR74149 EXHIBIT
11 MAY 2016

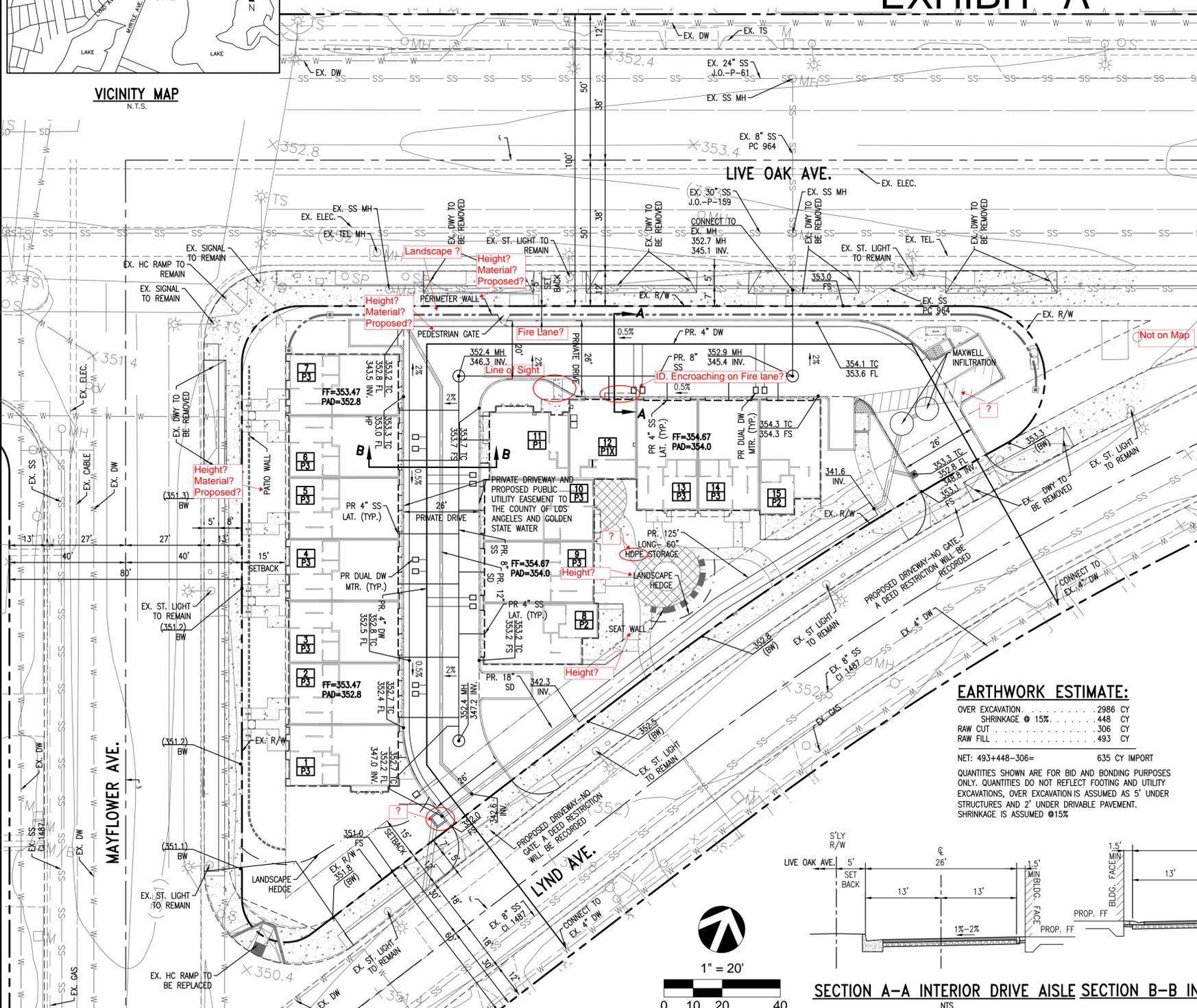


VICINITY MAP
N.T.S.



PROJECT SITE

LOCATION MAP
NOT TO SCALE



LEGEND

- FLOWLINE
- CENTERLINE
- DAYLIGHT LINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- LOT LINE
- EX. FENCE
- EX. STORM DRAIN LINE
- PROP. STORM DRAIN
- CATCH BASIN / LOCAL DEPRESSION
- JUNCTION STRUCTURE
- EX. WATER LINE
- PROP. WATER LINE
- FIRE HYDRANT
- WATER VALVE
- EX. SEWER LINE
- PROP. SEWER LINE
- MANHOLE
- CLEANOUT
- PROP. RETAINING WALL
- EX. WALL
- EX. CONTOUR LINE
- EX. POWER POLE
- SLOPE (2:1 UNLESS OTHERWISE INDICATED)
- LANDSCAPE HEDGE
- CONCRETE
- DECORATIVE HARDSCAPE
- WATER
- SEWER
- TRAFFIC SIGNAL STREET LIGHT
- PATIO WALL
- PERIMETER WALL
- UNIT NUMBER
- PLAN TYPE

UNCOVERED PARKING SUMMARY

REGULAR	ACCESSIBLE	TOTAL
3	1	4

ABBREVIATIONS:

- Q AVE. CENTER LINE
- AC ASPHALT CONCRETE
- CMU CONCRETE MASONRY UNIT
- DWY DRIVEWAY
- EA EACH
- EG EXISTING GROUND
- EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
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- GFF GARAGE FINISH FLOOR
- MIN MINIMUM
- NAP NOT A PART
- NTS NOT TO SCALE
- P/L PROPERTY LINE
- PROP. PROPOSED
- R/W RIGHT OF WAY
- RET RETAINING
- SF SQUARE FEET
- SW SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- TRW TOP OF RET. WALL
- TW TOP OF WALL
- TYP TYPICAL

EARTHWORK ESTIMATE:

OVER EXCAVATION	2986 CY
SHRINKAGE @ 15%	448 CY
RAW CUT	306 CY
RAW FILL	493 CY
NET: 493+448-306=	635 CY IMPORT

QUANTITIES SHOWN ARE FOR BID AND BONDING PURPOSES ONLY. QUANTITIES DO NOT REFLECT FOOTING AND UTILITY EXCAVATIONS, OVER EXCAVATION IS ASSUMED AS 5' UNDER STRUCTURES AND 2' UNDER DRIVABLE PAVEMENT. SHRINKAGE IS ASSUMED @15%

ENGINEER:

C&V CONSULTING, INC.
6 ORCHARD, STE. 200
LAKE FOREST, CA 92630
PHONE: (949) 916-6800
CONTACT: PHILIP MALCOMSON

SUBDIVIDER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
CONTACT: JOHN REISCHL

ADDRESS:

4332 EAST LIVE OAK AVE., ARCADIA CA 91006

CURRENT AND PROPOSED ZONING:

CURRENT ZONING: C-2-BE/ NEIGHBORHOOD BUSINESS
PROPOSED ZONING: R-3 (Land Use Designation?)

PROJECT SCOPE:

PROPOSING CONSTRUCTION OF 15 ATTACHED TOWNHOME UNITS IN 2 BUILDINGS. THE PROJECT WILL INCLUDE THE CONSTRUCTION A DRIVE AISLE, 8 OPEN SPACE PARKING STALLS, LANDSCAPING, AND UTILITIES.

LEGAL DESCRIPTION:

LOT 1 OF TRACT 15401, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PERMAP RECORDED IN BOOK 338, PAGES 14 AND 15, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8571-001-001

APPROVED BY:

DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

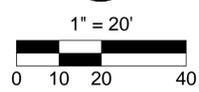
RCE NO. _____ EXP. _____
DATE _____

COUNTY OF LOS ANGELES

VESTING TENTATIVE TRACT NO. 74149-EXHIBIT "A"
4332 EAST LIVE OAK AVE.
ARCADIA, CA 91006
APN 8571-001-001

SHEET

1 OF 1



SECTION A-A INTERIOR DRIVE AISLE SECTION B-B INTERIOR DRIVE AISLE

BENCHMARK LACPW BM NO 1G316 L&T IN S CB 1 FT W/O BCR @SW COR LIVE OAK AVE. & MAYFLOWER AVE. NAVD88 ELEVATION=351.907	DRAWN BY: AM DATE 03/16/16
BASIS OF BEARINGS THE BEARINGS FOR THIS SURVEY IS N80°09'19"E ALONG THE CENTERLINE OF LIVE OAK AVE. ON TRACT NO. 15401, IN BOOK 338, PAGES 14&15 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA	DESIGNED BY: AM DATE 03/16/16
	CHECKED BY: PCM DATE 03/16/16
	5/10/16
	PHILIP C. MALCOMSON R.C.E. 67819



PLAN PREPARED BY:
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