



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 7, 2012

Shea Properties  
Attn: J.J. Abraham  
5965 Sierra Madre Boulevard  
San Marino, California 91108

**SUBJECT: PROJECT NO. TR067784-(2)  
VESTING TENTATIVE TRACT MAP NO. 067784  
AMENDED EXHIBIT MAP DATED MAY 15, 2012**

Dear Mr. Abraham:

On June 21, 2012, the Los Angeles County Subdivision Committee ("Subdivision Committee") issued revised reports for the subject amended exhibit map dated May 15, 2012. The amended exhibit map proposes the following:

- Move the leasing office, fitness room and club closer to the project entry area
- Change unit mix from 143 1br, 95 2br and 8 3br to 142 1br, 98 2br and 6 3br (no net change in density)
- Move 56' tower portion of building closer to the street
- Minor adjustments to building footprint (various locations)
- Minor façade design changes near the project entrance and leasing office area
- Expand outdoor pool area width by 23' to 31'
- Modify parking structure entrance to be "angled" along fire lane
- Reduce two fire lane lengths
- Add call box island within existing fire lane near parking structure
- Add five guest parking spaces near the new leasing office entry
- Add one "Type B" loading area and "move-in zone" at fire turnaround terminus
- Move basketball court to the fire turnaround area

Upon review of the amended exhibit map and Subdivision Committee reports, staff has determined that the requested changes and overall design of the development are consistent with the original approval, and are therefore **approved**. The requested changes comply with Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and Title 22 of the County Code (Zoning Ordinance), and meet the requirements of the Subdivision Committee (Public Works, Fire, Parks and Recreation, and Public Health).

Also approved are the following updated reports of the Subdivision Committee:

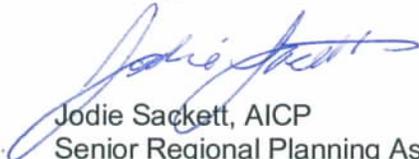
- Public Works (Land Development Division): Subdivision (6-13-12), Grading (6/12/12) Road (6/7/12), Sewer (6/11/12), Drainage (6/4/12), Water (6/12/12)
- Public Works (Geotechnical and Materials Engineering Division): Geology (6/12/12)
- Fire: 6/14/12
- Parks and Recreation: 5/29/12
- Public Health: 6/8/12

The original project approved by the Los Angeles County Board of Supervisors on November 19, 2008, consisted of one multi-family lot with 246 attached condominium units in one building on 4.7 gross acres. No change in the project density, acreage, number of buildings, overall building mass, height, setback or location was proposed or approved with the subject amended exhibit map.

The amended exhibit map is for the approval of minor changes to the tentative map exhibit map only. A Revised Exhibit "A" application, fee and materials must be filed with the Los Angeles County Department of Regional Planning ("Regional Planning"), Land Development Coordinating Center ("LDCC") for review after map recordation and prior to the issuance of building permits.

If you have any questions, please contact me at [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov) or at (213) 974-6433. Office hours are Monday through Thursday, 7:30am to 5:30pm (closed on Fridays).

Sincerely,



Jodie Sackett, AICP  
Senior Regional Planning Assistant  
Land Divisions Section

NP:jds

Attachments: Subdivision Committee Reports

c: Subdivision Committee  
Building and Safety  
Sean McEachern, Elizabeth Cobb, Craig Whittaker, Erin DeVillar (all via e-mail)

Date 06/13/12

TO: Nooshin Paidar  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/Josh Huntington/  
Mi Kim/Donald Kress/Jodie Sackett/Kim Szalay/Maral Tashjian

FROM: Henry Wong John Chin  
Department of Public Works

TRACT NO. 67784

*Amended exhibit map*

Public Works' report for NO SCM map dated 05/15/12.

Revised Public Works' report for map dated \_\_\_\_\_.

Revised pages of Public Works' report for map dated \_\_\_\_\_ as follows.

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC: *Alliance Eng'g (Craig Whitteker)*

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

Page 1/1

TRACT NO. 67784 (Amend.)

AMENDED EXHIBIT MAP DATED 05-15-2012

We have no objections to the proposed changes as shown on the subject exhibit map for Tract No. 67784. The following conditions are recommended for inclusion in the conditions of approval:

1. Comply with the attached one-page Drainage conditions.
2. Comply with the attached two-page Geology/Soils conditions.
3. Comply with the attached one-page Grading conditions.
4. Comply with the attached one-page Road conditions.
5. Comply with the attached one-page Sewer conditions.
6. Comply with the attached one-page Water conditions.
7. Comply with previously approved Subdivision conditions for Tract No. 67784 to the satisfaction of Public Works.

*HW*  
Prepared by Henry Wong

tr67784La-exhibit map(05-15-2012).doc

Phone (626) 458-4910

Date 06-13-2012



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO. 067784

AMENDED EXHIBIT MAP DATED 05/15/2012

### DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map:

1. Approval of this map pertaining to drainage is recommended.
2. Comply with the requirements of the drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan, which was conceptually approved on 11/07/07, to the satisfaction of Public Works.

Name \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Christopher Sheppard", written over a horizontal line.

CHRISTOPHER SHEPPARD

Date 06/04/2012 Phone (626) 458-4921

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

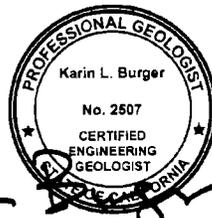
TENTATIVE TRACT / PARCEL MAP 67784  
SUBDIVIDER Shea Presidio Red Oak, LLC  
ENGINEER Alliance  
GEOLOGIST Geocon West, Inc.  
SOILS ENGINEER Geocon West, Inc.

TENTATIVE MAP DATED May 15, 2012 (amended exhibit)  
LOCATION Torrance  
GRADING BY SUBDIVIDER [Y] (Y or N) (12,000 c.y.)  
REPORT DATE 10/31/11  
REPORT DATE 10/31/11

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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6/12/12 is attached.



Reviewed by Karin Burger Date June 12, 2012

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

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 \_\_\_\_\_  
Job Number L0677840 / A868  
Sheet 1 of 1

Tentative Tract Map 67784  
Location Torrance  
Developer/Owner Shea Presidio Red Oak, LLC  
Engineer/Architect Alliance  
Soils Engineer Geocon West, Inc.  
Geologist Geocon West, Inc.

DISTRIBUTION:

\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:  
Tentative Tract Map Dated by Regional Planning 5/15/12 (Amed. Exhibit Map)  
Previous Review Sheet Dated 1/19/12

ACTION:

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

REMARKS/CONDITIONS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, submit a soils report that addresses the grading plans. 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.lacounty.gov/gmed/Manual.pdf>

Reviewed by \_\_\_\_\_ Date 6/12/12



**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:\Yosh67784 TentT A, 6-12-12

AMENDED EXHIBIT MAP DATED 05-15-2012

**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) 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 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. Provide a draft copy of the CC&Rs



Name Tony Hui Date 06/12/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\67784.Amend exh.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
TRACT NO. 67784 (Amend.)

Page 1/1

EXHIBIT MAP DATED 05-15-2012

We have no objection to the amendment request. Conform with all previously approved road conditions to the satisfaction of Public Works.

 Prepared by Patricia Constanza  
tr67784r-amendrev1

Phone (626) 458-4921

Date 06-07-2012

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. Provide a digital copy (PDF Format) of the approved area study PC 12019AS.
3. If more than 50% of the project flows to the west or to the east, mitigation may be necessary based on the flow test measurement as stated on the approved sewer area study.
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 required, subject to review by Public Works to determine the final locations and requirements.

*HW*

Prepared by Tony Khalkhali  
tr67784sa-exhibit (05-15-2012).doc

Phone (626) 458-4921

Date 06-11-2012

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. If needed, 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. Provide a "Verification Letter" from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
5. 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.

*HW*

Prepared by Tony Khalkhali  
tr67784wa-exhibit (05-15-2012).doc

Phone (626) 458-4921

Date 06-12-2012



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: TR 67784 Map Date: May 15, 2012 - Amended Exhibit Map

C.U.P. T200600321 Vicinity: 0756B

- 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 503 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 "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative 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: **The Fire Department recommend approval of the Amended Map as presently submitted. All previously Fire Department approved conditions and requirement still apply for this development.**  
**New condition: Submit a copy of the Landscaping Plan for review and approval.**

By Inspector: Juan C. Padilla Date June 14, 2012

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



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No: TR 67784 Map Date: May 15, 2012 - Amended Exhibit Map

Revised Report \_\_\_\_\_

- 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 **4000** gallons per minute at 20 psi for a duration of **4** hours, over and above maximum daily domestic demand. **3** 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 **6** 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The required fire flow was revised to comply with current Fire Code requirements. The required fire hydrant locations were modified to provide better fire protection for this development and are reflected on this map submittal.**

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 June 14, 2012

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 #	<b>67784</b>	DRP Map Date:	<b>05/15/2012</b>	SCM Date:	<b>06/21/2012</b>	Report Date:	<b>05/29/2012</b>
Park Planning Area #	<b>21</b>		<b>WEST CARSON</b>			Map Type:	<b>EXHIBIT</b>

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:	<b>1.60</b>
IN-LIEU FEES:	<b>\$561,054</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$561,054 in-lieu fees.

**Trails:**

No trails.

**Comments:**

**Amended Exhibit Map.**

**\*\*\*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, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	67784	DRP Map Date: 05/15/2012	SMC Date: 06/14/2012	Report Date: 05/29/2012
Park Planning Area #	21	WEST CARSON		Map Type: EXHIBIT

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 246 = Proposed Units 246 + Exempt Units 0

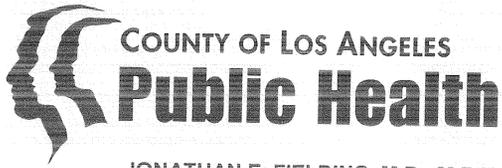
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	246	1.60
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>1.60</b>

Park Planning Area = 21 WEST CARSON

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.60	\$350,659	<b>\$561,054</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.60	0.00	0.00	1.60	\$350,659	<b>\$561,054</b>



**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) 813-3016

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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**Michael D. Antonovich**  
Fifth District

Tract Map No. 67784

Vicinity: Torrance

Map Date: May 15, 2012 (Amended Exhibit Map)

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the amended exhibit map for Vesting Tentative Tract Map 67784. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the California Water Service Company.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 5 as proposed.

Prepared by: Ken Habaradas 

Phone: (626) 430-5382

Date: June 8, 2012