**PROJECT OVERVIEW**

The project, Arcadia Commons, (previously known as Santa Anita Village) was approved in 2012 to create six multi-family lots for the development of 318 condominium units, 75 which are designated as senior housing (55 yrs. and above). 170 units in 23 townhouse-style buildings, 75 senior units and 73 units in condominium towers, and two units for recreational uses. The project also included a CUP to authorize on-site grading of excess of 100,000 cy and to ensure compliance with the development program associated with a request for a zone change to R-3 Zone, a plan amendment from Low-Density Residential to Medium-Density Residential, parking permit for shared/reciprocal parking by all six lots and a housing permit to provide 75 units set aside for senior housing on-site.

The following items are amended:

- Lot line modifications
- Reduce the unit count from 318 to 303
- Modify unit count housed in townhouse-style units and condominium units.
- Reduce building count
- Widen main project entrance
- Modify median on Mayflower entrance
- Fire lane reduction
- Setback differences
- Reduction in grading quantities
- Redesign to reduce visibility of garages from the public right-of-way
- Add courtyard areas
- Modify to have only one larger community enter instead of two
- Add pedestrian walkways

**MAP STAGE**

<table>
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<th>Revised: ☐</th>
<th>Amendment: ☒</th>
<th>Amended: ☒</th>
<th>Modification to: ☐</th>
<th>Other: ☐</th>
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**MAP STATUS**

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<th>2nd Revision: ☒</th>
<th>Additional Revisions (requires a fee): ☐</th>
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**LOCATION**

4241 E Live Oak Avenue

**ACCESS**

East Live Oak Avenue and South Mayflower Avenue

**ASSESSORS PARCEL NUMBER(S)**

8511-028-017

12.05 acres (gross); 11.35 acres (net)

**GENERAL PLAN / LOCAL PLAN**

H30-(0-30 du/ac)

**ZONED DISTRICT**

South Monrovia Islands

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

Current: H30-(0-30 du/ac)

**ZONE**

R-3-24U-DP
PROJECT SUMMARY (SUBDIVISIONS), Page 2 of 3

Previous: Category 3- (Medium-Density Residential)

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<th>MAX DENSITY/UNITS (DU/AC)</th>
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ENVIRONMENTAL DETERMINATION (CEQA)
Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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<td>Regional Planning</td>
<td>Hold</td>
<td>Diane Aranda (213) 974-6433 <a href="mailto:daranda@planning.lacounty.gov">daranda@planning.lacounty.gov</a></td>
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<tr>
<td>Public Works</td>
<td>Hold</td>
<td>Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a></td>
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<tr>
<td>Fire</td>
<td>Cleared</td>
<td>Juan Padilla (323) 890-4243 <a href="mailto:ipadilla@fire.lacounty.gov">ipadilla@fire.lacounty.gov</a></td>
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<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Loretta Quach (213) 351-5121 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a></td>
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<td>Public Health</td>
<td>Hold</td>
<td>Vincent Gallegos (626) 430-5382 <a href="mailto:vgallegos@ph.lacounty.gov">vgallegos@ph.lacounty.gov</a></td>
</tr>
</tbody>
</table>

SUBDIVISION COMMITTEE STATUS

- Tentative Map Revision Required: ☐ Reschedule for Subdivision Committee Meeting: ☐
- Exhibit Map/Exhibit “A” Revision Required: ☑ Reschedule for Subdivision Committee Reports Only: ☐
- Revised Application Required: ☐ Other Holds (see below): ☐

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:
1. Please confirm if there are existing structures to be demolished on the project site.

Exhibit Map:
1. Clearly show the pedestrian walkway circulation and it's connected to the sidewalk along the public right-of-way. Please highlight in a different color and call-out the pedestrian walkway.
2. Include building numbers on the “Key Map” for the elevation plans and remove “apartment”.
3. Revise phasing plan general note #4 to include the “HOA” as another option.
4. Revise the phasing plan general note #9 to say “shall start first” instead of “may start first”.
5. Remove general note #10. A note is not required on the plans because model homes are allowed in Title 21 and 22 with site plan review prior to final map recordation.

General Project Concerns
- The Community Development Commission (CDC) has updated the period of time that the senior units are required to be set aside for 55 years and older from 30 to 55 years.
- The project was approved as a condominium project with senior condominium units. A condominium plan is required to be recorded concurrently with the final map. The owner of each lot or unit may rent out the units after the condominium plans is approved and recorded.
- Please provide a detailed summary of the community outreach efforts and the outcome
- Please contact the Monrovia Arcadia
- Conduct outreach to the adjacent single-family residence
- Consult with the Monrovia Arcadia Duarte Town Council
RESUBMITTAL INSTRUCTIONS

- 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,” (if filed in-person),
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
- Other materials requested by the case planner.
- Upload one digital copy of applicable materials to eReviews via CSS online portal.
- Revision fee payment (for the 3rd revision and thereafter).

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.
AMENDED TENTATIVE MAP DATED 09-11-2018
AMENDED EXHIBIT "A" MAP DATED 09-11-2018

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, a "Will Serve Letter" from the local water purveyor is required.

2. An approved updated hydrology report is required. Please see attached hydrology review sheet (comment No. 1) for requirements.

3. A revised tentative map is required to address the following items:
   a. As previously requested, show and call out proposed water main and point of connection on all private driveways and private driveways and fire lanes.
   b. Please show and call out the ingress/egress gate at the entrance on Live Oak Avenue along with the "Gate Detail" as shown on Exhibit "A".
   c. Please see attached grading review sheet (comment No. 1 and attached checked print or eReview) for requirements.
   d. Road review comments are pending. Please contact Joseph Nguyen of our Road Section, Land Development Division at (626) 458-4921 for road requirements.
   e. Please see attached sewer review sheet (comment No. 1) for requirements.

4. A revised Exhibit A is required to show the following additional items:
   a. Please see attached grading review sheet (comment No. 1) for requirements.
   b. Road review comments are pending. Please contact Joseph Nguyen of our Road Section, Land Development Division at (626) 458-4921 for road requirements.
   c. Please see attached sewer review sheet (comment No. 2) for requirements.

Prepared by Phoenix Khoury Phone (626) 458-4921 Date 10-11-2018
Approval and clearance of the tentative map is subjected to compliance with the following drainage comments:

1. Update the hydrology study to account for the offsite drainage north of your project site. The addition of a retaining wall will impede the existing flows coming from the north. Demonstrate that the offsite owners will not be impacted due to the change in these flow conditions.

Reviewed by: VILONG TRUONG  Date 06/26/18  Phone (626) 458-4921
It is recommended that this tentative map & exhibit A 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. Comments:
   a. See additional comments on the tentative map and the exhibit A.

Name  Erik Rodriguez         Date  10/09/2018         Phone  (626) 458-4921
DPW (LDD-GR, ER): This is a wall proposed in the right-of-way? Clarify.

DPW (LDD-GR, ER): Is this a retaining wall? Is there a retaining wall proposed between the buildings?

PROJECT SUMMARY

LOT 6

LEGAL DESCRIPTION

LEGEND:

OWNER:

PROPERTY ADDRESS:

GENERAL NOTES:

TITLE REPORT EXCEPTION NOTES:

PROJECT DATA:

LOT 1, 2, 3, 4, 5, 6

TENANT:

DEVELOPMENT PROGRAM

THE SITE WILL HAVE PROPOSED ON-SITE SCREEN WALLS WITH UP TO 36" OF

PROJECTED EXCAVATED THROUGH BUILDING PERMIT, NOT GRADING PERMIT. SHOULD ELEVATION CONTINUE FOR A SUPER PUMP.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

MAJOR LAND DIVISION

AMENDED VESTING TENTATIVE TRACT NO. 6840

FOR CONSIDERATION PURPOSES

AN CH. 10-005

PL 1/2020

CART 102 / 005
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, a revised tentative map is required to show the following items:
   a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number for the County of Los Angeles sewer.
   b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.

2. As previously requested and discussed during SCM meeting, a revised exhibit map is required to show the following items:
   a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number for the County of Los Angeles sewer.
   b. Provide roof details for buildings 23 and 24 to clarify that each of these buildings is under one roof and considered as one building.
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 Phoenix Khoury Phone (626) 458-4921 Date 10-11-2018

http://planning.lacity.gov/case/view/project_no_tr68400-1_vesting_tentative_tract_map_no_068400_conditional_u/
The following reports 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, Undergrounding 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 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 Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

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. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 68400.

16. 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.

17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.

19. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Phoenix Khoury Phone (626) 458-4921 Date 10-11-2018
THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL

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. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as “Fire Lane” on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.

4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

5. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions and Restrictions (CC&R) document and shall be submitted to the Fire Department for review prior to Final Map clearance.

6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
7. Submit a copy of the Water Improvement Plans to the Fire Department showing the installation of 6 public fire hydrants as noted on the Tentative Map for review and approval prior to Final Map clearance.

8. Submit a copy of the Grading Plan to the Fire Department for review and approval. Compliance required 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. Maintain a minimum 5 feet wide approved firefighter access walkway leading from the Fire Department access road to all openings in the building exterior walls. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.

4. A paved unobstructed fire lane width of 28 feet, clear to the sky, shall be provide for buildings exceeding 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height 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.
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

7. Any Permeable or Decorative Pavement within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.

8. Install 6 public fire hydrants as noted on the Tentative Map. 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.

9. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.

10. 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.

11. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
12. 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.

13. 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.

14. 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.

15. All proposed driveways within this development shall provide approved street names and signs. All proposed 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.
Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:
1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.
The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

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

The park obligation for this development will be met by:
The payment of $660,437 in lieu fees.

Trails:
No Trails

Comments:
The map proposes 303 condominium units on six (6) lots.
The In-Lieu fee has been updated to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: Kathline J. King, Chief of Planning
The formula for calculating the acreage obligation and or in-lieu fee is as follows:

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

Where: 
P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

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Total Provided Acre Credit: **0.00**

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SD-5
September 24, 2018
September 19, 2018

CASE NO. RPPL 2018000831 TR068400-1
PLANNER: Diane Aranda
LOCATION: 4241 LIVE OAK AVE ARCADIA 91006

The Department of Public Health-Environmental Health Division has reviewed the information provided to authorize condition modifications to an approved conditional use permit and amend the approved tentative map to create six multi-family residence lots developed with 170 attached single-family residence units in 23 detached townhouse-style buildings, and 148 attached senior condominium units in two buildings on 12.05 gross acres.

Public Health recommends that the conditions or information needed below be satisfied if ultimately approved by this advisory agency.

1. Submit a copy of a current (issued within the past 12 months) signed “Water Will Serve” letter from Golden State Water Company.

2. The applicant shall conform to the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (a copy is available at municode.com). Submit plans and contact Robert Vasquez at 213-738-3220 for details.

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program at 626-430-5380

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

SD-5