SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT
Prime Enterprise, LLC/ Steelwave Acquisitions, LLC
(Dennis Cavallari)

MAP/EXHIBIT DATE: 11/07/18
SCM REPORT DATE: 11/26/18
SCM DATE: 12/13/18

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

LOCATION
4241 E Live Oak Avenue
ACCESS
East Live Oak Avenue and South Mayflower Avenue

ASSESSORS PARCEL NUMBER(S)
8511-028-017
SITE AREA
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
H30-(0-30 du/ac)
ZONE
R-3-24U-DP
PROPOSED DWELLING UNITS (DU/AC) | MAX DENSITY/UNITS (DU/AC) | COMMUNITY STANDARDS DISTRICT
---|---|---
303 | 266 without density bonus | N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Pending - addendum

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Steven Jones (213) 974-6433  <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>Cleared</td>
<td>Phoenix Khoury (626) 458-4961  <a href="mailto:pkhoury@dpw.lacounty.gov">pkhoury@dpw.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>Cleared</td>
<td>Juan Padilla (323) 890-4243  <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Loretta Quach (626) 588-5305  <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>Cleared</td>
<td>Vincent Gallegos (626) 430-5382  <a href="mailto:vgallegos@ph.lacounty.gov">vgallegos@ph.lacounty.gov</a></td>
</tr>
</tbody>
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SUBDIVISION COMMITTEE STATUS

- Tentative Map Revision Required:  
- Exhibit Map/Exhibit “A” Revision Required:  
- Revised Application Required:  
- Other Holds (see below):  

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Environmental:
1. Draft addendum pending and in process.

General Project Concerns:
- Please provide a detailed summary of the community outreach (Monrovia/Arcadia/Duarte Town Council and surrounding area) efforts and the outcome.

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](mailto: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.
The following reports consisting of 20 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) 458-3133 Date 12-04-2018
HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 07/14/2018, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: [Signature] Date: 11/28/2018 Phone: (626) 458-4921
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](http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf)
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).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices as 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.

Name Erik Rodriguez  Date 12/03/18  Phone (626) 458-4921
The subdivision shall conform to the design standards and policies of Public Works. The following revised conditions are recommended for inclusion in the tentative map approval:

Comply with the previously approved Road Conditions to the satisfaction of Public Work except for the following revisions (Refer to the attached previously approved Road Conditions dated 11-22-2011):

1. Condition No.5 in the previously approved Road Conditions shall be replaced with the following: Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on “A” Driveway and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works. The entry gate proposed at the “D” Driveway on Live Oak Avenue shall be removed if an adequate queuing setback cannot be accommodated to the satisfaction of Public Works.

2. Condition No. 8 in the previously approved Road Conditions shall be replaced with the following: Terminate the raised median nose along “A” Driveway a minimum distance of 20 feet from the right of way of Mayflower Avenue to the satisfaction of Public Works.

3. Condition No. 9 in the previously approved Road Conditions shall be replaced with the following: “D” Driveway shall be used for unrestricted access at Live Oak Avenue. Provide parking restriction along the north side of Live Oak Avenue for 50 feet east of “D” driveway as recommended in the attached traffic study addendum. The subdivider shall coordinate this with Traffic and Lighting Division and pay any applicable fees. Clearance of four (4) feet minimum from the top of “X” of the driveway to utilities is required. Relocate affected utilities if necessary.

4. Condition No. 18 in the previously approved Road Conditions shall be replaced with the following: Comply to the attached Street Lighting Requirements dated March 29, 2018 from Traffic and Lighting Division of Public Works.

Prepared by Joseph Nguyen
Phone (626) 458-4921 Date 11-20-2018
STREET LIGHTING REQUIREMENTS

Provide streetlights on concrete poles with underground wiring on all streets and highways within and around 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 Mayflower Avenue 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 streetlights 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.

Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED 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.

New streetlights are not required.
ANNEXATION AND ASSESSMENT BALOTTING 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 Annexations below.

☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for
the lighting districts to pay for the future operation and maintenance of the streetlights. 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 issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance
listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. 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.

X Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance
listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is
the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the
map recordation. 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. 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 ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in 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 all required streetlights in
the project have been constructed per Public Works approved street lighting 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.
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.

2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

3. Align the proposed "A" Driveway at Mayflower Avenue with Ashmont Avenue.

4. Label all interior streets as private driveway and fire lane.

5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on "A" Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works. The entry gate proposed at the Live Oak driveway ("D" driveway) shall be removed if an adequate turnaround and queuing setback cannot be accommodated to the satisfaction of Public Works.

6. All egress traffic from "A" Driveway at Mayflower Avenue shall be restricted to right turn only.

7. The proposed entry driveway details on "A" Driveway are not approved. Redesign the raised median and approach area (including curb returns) along "A" Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.

8. Terminate the raised median nose along "A" Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.

9. "D" Driveway is permitted to have unrestricted access at Live Oak Avenue. Provide parking restriction along the north side of Live Oak Av for 50 feet east of "D" driveway as recommended in the traffic study addendum. The subdivider shall coordinate this with Traffic and Lighting Division and pay any applicable fees.
10. The entry gate on "U" Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.

12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.

13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.

14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.

15. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

16. 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.

17. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.
18. Comply with the following street lighting requirements:

   a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

   b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

19. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.

20. Comply with the mitigation measures identified in the attached February 23, 2011 e-mail, February 9, 2009, and September 73, 2007 letters from our Traffic and Lighting Division to the satisfaction of Public Works.

21. Secure haul permit as applicable for related hauling of import material. Haul trucks and construction traffic shall be confined to using the entrance off Live Oak Avenue (to the extent feasible) to minimize disturbance to residences along Mayflower Avenue.

Prepared by Andy Narag
Phone (626) 458-4921
Date 11-22-2011
We have completed our review of the Traffic Study Addendum for the proposed Santa Anita Village project (VTTM 068400).

The Traffic Study Addendum evaluated two alternative accesses for the driveway located on Live Oak Avenue:

- Alternative A - westbound right-turn ingress and egress only
- Alternative B - full ingress and egress

We generally agree with the Traffic Study Addendum that the traffic generated by either of the two alternatives, as well as the cumulative traffic generated by the related project, will not have a significant impact to County roadways or intersections in the area.

We also generally agree with the Traffic Study Addendum’s recommendation to restrict parking along the north side of Live Oak Av for 50 feet east of the project driveway.

Please note we did not review the section of the Traffic Study Addendum which discusses the gate’s set back distance at the project driveway located on Live Oak Av. We defer the review of that design consideration to your division.
February 9, 2009

Mr. Bruce Chow  
Linscott, Law & Greenspan, Engineers  
236 East Colorado Boulevard, Suite 200  
Pasadena, CA 91106

Dear Mr. Chow:

SANTA ANITA VILLAGE PROJECT  
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE  
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)  
TENTATIVE TRACT NO. 68400  
ARCADIA AREA

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.
If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

cc: City of Irwindale (Jose Loera)
    City of Monrovia (Doug Benash)
    Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)
September 13, 2007

Mr. David S. Shender
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Shender:

SANTA ANITA VILLAGE PROJECT
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)
TENTATIVE TRACT NO. 68400
ARCADIA AREA

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.
We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

cc: Caltrans (Cheryl Powell)
City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068400 (AMEND.)

TENTATIVE MAP DATED 11-07-2018
EXHIBIT "A" DATED 11-07-2018

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. A sewer area study for the proposed subdivision (PC12053AS, dated 09-18-2018) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Imelda Ng
Phone (626) 458-4921
Date 11-29-2018

tr68400-1sa-rev3.doc
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 lots 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. The applicant shall comply with the requirements as stipulated by the Will Serve letter dated 10/9/18 from the Golden State Water Company to the satisfaction of Public Works.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to obtaining the building permit from the Building and Safety Office:

4. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
October 9, 2018

STATEMENT OF WATER SERVICE FOR 4241 East Live Oak Ave., Arcadia, CA

This is to certify that the proposed water system to serve the above referenced address will be operated by:

Golden State Water Company
630 E. Foothill Blvd.
San Dimas, CA 91773

Upon completion of satisfactory financial arrangements under our rules and regulations on file with the California Public Utilities Commission, the proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as provided by Section 20.16.070 and minimum fire flow and fire hydrant requirements as provided by Section 20.16.060.

Unless modified or extended by Golden State Water Company, the Will Serve Letter shall terminate and be of no further force and effect one year from this letter’s date.

Kyle Snay
Operations Engineer
(909) 592-4271 Ext. 1403
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.
Tentative Map # 68400  DRP Map Date: 11/07/2018  SCM Date: 12/13/2018  Report Date: 11/15/2018
Park Planning Area # 5  CSD: N/A  Map Type: Amendment Map - Tract

<table>
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<th>Total Units</th>
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Park land obligation in acres or in-lieu fees:

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<th>ACRES:</th>
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</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$660,437</td>
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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

November 15, 2018
The formula for calculating the acreage obligation and or in-lieu fee is as follows:

\[(P)eople \times (0.0030) \text{ Ratio} \times (U)nits = (X) \text{ acres obligation}\]

\[(X) \text{ acres obligation} \times RLV/Acre = \text{ In-Lieu Base Fee}\]

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.

Total Units = 303 = Proposed Units + Exempt Units

Type of dwelling unit | People * | Ratio 3.0 Acres/1000 People | Number of Units | Acre Obligation
--- | --- | --- | --- | ---
Detached S.F. Units | 3.37 | 0.0030 | 0 | 0.00
M.F. < 5 Units | 4.72 | 0.0030 | 0 | 0.00
M.F. >= 5 Units | 2.34 | 0.0030 | 303 | 2.13
Mobile Units | 1.82 | 0.0030 | 0 | 0.00
Exempt Units | 0 | 0.0030 | 0 | 0.00
**TOTAL** | | | 303 | 2.13

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<tr>
<th>Ratio</th>
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<th>RLV / Acre</th>
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<td><strong>Total Provided Acre Credit:</strong></td>
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Acre Obligation | Net Obligation | RLV / Acre | In-Lieu Fee Due |
--- | --- | --- | --- |
2.13 | 0.00 | 2.13 | $310,487 | $660,437 |
November 14, 2018

CASE: RPPL 2018000831  
Project: 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. A copy of the “Statement of Water Service” from the Golden State Water Company dated 10-9-18 was submitted.

Public Health recommends Departmental clearance for project

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