REPORT TO THE HEARING OFFICER
DISCUSSION & POSSIBLE ACTION

DATE ISSUED: August 5, 2019
MEETING DATE: August 13, 2019 AGENDA ITEM: 8
PROJECT NUMBER: 2019-001843-(5)
PERMIT NUMBERS:
Second Amendment to Vesting Tentative Tract Map ("TR")
068400-2 RPPL2019002726
Conditional Use Permit Modification ("CUP")
RPPL2019002727
Administrative Housing Permit RPPL2019002730

SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 4241 East Live Oak Avenue, Arcadia, CA
OWNER: Prime Enterprises, LLC
APPLICANT: Steelwave, LLC, Nicole Bures
CASE PLANNER: Steven Jones, Principal Planner
sdiones@planning.lacounty.gov

RECOMMENDATION
The following recommendation is made prior to the meeting and is subject to change based upon testimony and/or documentary evidence presented at the meeting:

The Department of Regional Planning staff ("Staff") recommends APPROVAL of Project No. 2019-001843-(5), Second Amendment to Vesting Tentative Tract Map No. 068400-2 RPPL2019002726 Conditional Use Permit Modification/Elimination No. RPPL2019002727 and Administrative Housing Permit No. RPPL2019002730, based on the Findings (Exhibit C – Findings) contained within this report and subject to the CUP Modification Addendum (Exhibit D – Draft Conditions of Approval, CUP Modification Addendum, Original Project Conditions of Approval and First Amendment and CUP Modification to the Project Conditions of Approval).

Staff recommends the following motion:

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292
wendy@LACDRP | planning.lacounty.gov
CEQA:
I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND HAVING CONSIDERED THE ADDENDUM ALONG WITH THE ADOPTED MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NUMBER RENV-200700062) FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM (ENVIRONMENTAL ASSESSMENT NUMBER RPPL2019002729) TO THE ADOPTED MITIGATED NEGATIVE DECLARATION.

I, THE HEARING OFFICER, APPROVE THE SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NUMBER 068400-2 RPPL2019002726, CONDITIONAL USE PERMIT MODIFICATION NUMBER RPPL2019002727 CONDITION MODIFICATION/ELIMINATION OF CONDITIONS NUMBER 1, 25-27 AND 39 FOR CONDITIONAL USE PERMIT NUMBER 200700073, AND ADMINISTRATIVE HOUSING PERMIT NUMBER RPPL2019002730, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION
A. Second Amendment/Modification/Elimination Request
The applicant, Steelwave, LLC, requests to modify/eliminate conditions of approval to previously approved CUP No. 200700073. The Los Angeles County (“County”) Board of Supervisors (“Board”) approved this CUP on October 30, 2012. The CUP authorized grading exceeding 100,000 cubic yards and a Development Program (DP) overlay zoning. The project site is located at 4241 East Live Oak Avenue in the unincorporated community of South Monrovia Islands in the South Arcadia Zoned District.

The Second Amendment map is to authorize condition of approval change associated with the 2012 density bonus which required the provision of a 75-dwelling unit set-aside for exclusive occupancy by persons aged 55 or older in support of the maximum density allowed for the Zone R-3-24U-DP (Limited Density Multiple Residence – 24 Dwelling Units per Acre – Development Program) with a 52-unit density bonus. The applicant proposes to provide a 14-dwelling unit affordable housing set-aside for lease to very low income households.

The CUP modification is to authorize condition of approval change associated with the 2012 density bonus and for posterity among the entitlements documents.

The administrative housing permit is to make official the 14-dwelling unit affordable housing set-aside proposed to be associated with the project.
B. Background

Second Amendment to Vesting Tentative Tract Map No. 068400-1 RPPL2018000831 was a request to authorize changes to the tentatively approved tract map to reduce density, adjust lot lines, modify siting and architectural design, and reduce earthwork volume quantities for grading to create six multi-family residence lots developed with 303 residential condominium units on 11.36 net acres within Zone R-3-24U-DP.

Findings stated that the CUP would ensure the project's compliance with the development standards of Zone R-3, subject to modifications. The project design necessitated reduced setbacks and increased structure heights.

The project demonstrated the need for approval of a housing permit to warrant a density bonus of 52 units to accommodate the proposed units.

The original project findings described the proposed designation of the dwelling unit set-aside as 75 market rate senior units in a proposed condominium tower. The proposed amended project modifies the structure proposed to contain the market rate senior dwelling unit housing set-aside.

Findings documented support to authorize required yard setback and height modifications since proposed lots are atypical of traditional street pattern, the proposed height was necessary to accommodate the density, and the wall and fence heights maintain security and privacy around the project site.

Findings also documented benefits of a senior housing set-aside for a period of not less than 30 years. An affordable housing set-aside for very low income households require a period of not less than 55 years.

C. Proposal

With the reduction of the total proposed units to 303 authorized with approval of the first amendment, the amended project requires a density bonus of 31 dwelling units.

The purpose of the requested condition elimination is to update the conditions of approval to reflect the current project proposal. To achieve this, the applicant proposes to eliminate Condition No. 39 of CUP No. 200700073.

The purpose of the requested condition modification is to authorize a very low affordable housing dwelling unit set-aside of 14 units for an 11.7 percent, or 31 units, density bonus for the currently proposed project. To achieve this, the applicant
proposes modifying the following conditions, which as currently approved, read as follows:

“(No. 1) This grant authorizes the closure of a 228-unit mobilehome park known as Santa Anita Village ("Mobilehome Park") and the construction of 318 residential condominium units and other site amenities and families on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

(No. 25) The project shall contain at least 75 dwelling units reserved for occupancy by persons aged 55 years and older, which units shall be contained within the 75-unit condominium tower located on the southern portion of the project site, as depicted on the approved Exhibit "A." The design of the senior units shall be substantially identical to the design of the project’s non-senior units in terms of appearance, materials and visual, architectural, and finished quality.

(No. 26) Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the date of issuance of a certificate of occupancy for the project by the County 75 dwelling units for exclusive occupancy by persons aged 55 or older.

(No. 39) The following development standards are permitted for the project:

**Building Setbacks**

A. Lot No. 1: A rear yard setback of 10 feet for Building No. 10.
B. Lot No. 2: A side yard setback of one foot for Building No. 17, and a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
C. Lot No. 3: A rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
D. Lot No. 4: A rear yard setback of two feet for Building No. 2.
E. Lot No. 5: A rear yard setback of four feet for Building No. 15.
F. Lot No. 6: A side yard setback of three feet and a rear yard setback of six feet for Buildings No. 24 and 25.
Building Heights

A. Buildings No. 1 through 7, 10, 16 and 18 through 23: A maximum height of 36 feet nine inches.
B. Buildings No. 8, 9, 11 through 15, and 17: A maximum height of 37 feet.
C. Building No. 24: A maximum height of 66 feet and four inches.
D. Building No. 25: A maximum height of 64 feet and eight inches.

Walls and Fences

A. Lots No. 1, 3, 4, and 6: A maximum wall/fence height of up to six feet within the required front-yard setback.
B. Lot No. 2: A maximum wall/fence height of up to eight feet within the required front-yard setback.
C. Lots No. 2, 3, 4, 5, and 6: A maximum wall/fence height of up to eight feet within the required side yard setback.
D. Lots No. 1 and 6: A maximum wall/fence height of up to eight feet within the required rear yard setback.”

With the requested modification, these conditions will read as follows:

“This grant authorizes the closure of a 228-unit mobilehome park known as Santa Anita Village (“Mobilehome Park”) and the construction of 303 residential condominium units and other site amenities and families on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands, as depicted on the approved Exhibit “A,” subject to all of the following conditions of approval.

The project shall contain at least 14 dwelling units as an affordable housing set-aside to be leased to very low income households with a maximum income limited to 50 percent area median income (“AMI”) as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106 for a period of not less than 55 years. Consistent with State law, from the issuance of the certificate of occupancy. The design of the affordable housing dwelling units shall be substantially identical to the design of the project’s non-set-aside units in terms of appearance, materials and visual, architectural, and finished quality.

Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the Los Angeles County Development Authority and Regional Planning agreeing to set aside 14 affordable housing dwelling units for very low income households with a maximum income limited to 50 percent AMI as defined in
California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The covenant shall also specify the location of the 14 affordable housing dwelling units, to the satisfaction of the Director and the Los Angeles County Development Authority. The covenant shall be reviewed and approved by the Los Angeles County Development Authority prior to the recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the Los Angeles County Development Authority.

The covenant shall contain provision requiring owners to comply with monitoring procedures as specified in County Code section 22.166.060, including registration/certification of affordable housing dwelling units and payment of monitoring/inspection fees. The permittee or successor in interest shall register each affordable unit, at the time of sale and certify annually with the Los Angeles County Development Authority, on or before January 1 of each year that the affordable housing dwelling units remain in conformance with the terms of the covenant. Additionally, the permittee or successor in interest shall deposit monitoring/inspection fees at the time the covenant is entered into with the Los Angeles County Development Authority and before issuance of building permits for any unit in the project. The monitoring/inspection deposits shall be $125 per affordable housing dwelling unit set-aside per year or the current recovery cost, whichever is greater, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the Los Angeles County Development Authority to defray monitoring costs."

ANALYSIS

According to Section 22.236.040 of the Los Angeles County Code ("County Code"), Type II Review – Discretionary is required where "[the] Hearing Officer is the Review Authority and may approve, conditionally approve, or deny the application or may refer to the Commission for decision, an application to modify or eliminate any condition(s) of a previously approved conditional use permit. The information submitted by the applicant must substantiate the following findings:

1. That the burden of proof for the conditional use permit as modified has been satisfied as required by section 22.158.050;
2. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and,
3. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit."
Staff has received no opposition to the proposed modification of the conditions of approval for this project.

**BURDEN OF PROOF**
The applicant is required to substantiate all facts identified by Section(s) 22.158.050 and 22.236.050 of the County Code. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The Burden of Proof with the applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**
An Addendum to the adopted Mitigated Negative Declaration (“MND”) for the project was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to an MND if changes or additions are necessary.

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete has arisen:
  - Therefore, the project will not have one or more significant effects not discussed in the previous MND;
  - Potentially significant effects previously examined will not be substantially more severe than shown in the previous MND:
    - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and
    - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous MND, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.
The current request qualifies for an addendum to the adopted MND.

A copy of the Addendum is attached (Exhibit F – Environmental Determination).

**COMMENTS RECEIVED**

As required by Section 22.228.040.B of the County Code, notices of request for modification were mailed to all property owners within the 1,000-foot radius and other interested parties on the South Arcadia Zoned District courtesy list. The notice was also published in the San Gabriel Valley Tribune on July 13, 2019 and posted at the project site for at least 30 days.

Staff received one phone call in support of the project.

---

**LIST OF ATTACHED EXHIBITS**

<table>
<thead>
<tr>
<th>EXHIBIT</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Proposed map Second Amendment and exhibit map</td>
</tr>
<tr>
<td>B</td>
<td>Project Summary Sheet</td>
</tr>
<tr>
<td>C</td>
<td>Draft Findings</td>
</tr>
<tr>
<td>D</td>
<td>Draft Conditions of Approval and CUP Modification Addendum, Original Conditions of Approval for CUP200700073 and CUP Modification No. RPPL2018000842 Conditions of Approval</td>
</tr>
<tr>
<td>E</td>
<td>Applicant’s Burden of Proof</td>
</tr>
<tr>
<td>F</td>
<td>Environmental Determination – Addendum to the adopted MND Declaration</td>
</tr>
<tr>
<td>G</td>
<td>Original Project Conditions of Approval and First Amendment to the Vesting Tentative Tract Map Conditions of Approval</td>
</tr>
<tr>
<td>H</td>
<td>Informational Maps</td>
</tr>
<tr>
<td>I</td>
<td>Photos</td>
</tr>
</tbody>
</table>
SECTION K: PRIVATE DRIVEWAY AND FIRE LANE A (MAYFLOWER ENTRY)

SCALE: 1" = 5'

TABLE 1: BUILDING INFORMATION TABLE

<table>
<thead>
<tr>
<th>#</th>
<th>BUILDING LOT</th>
<th>BUILDING TYPE</th>
<th>BUILDING AREA (SF)</th>
<th>TYPE</th>
<th># UNITS</th>
<th>CUMULATIVE UNIT COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>6185.7</td>
<td>Multi-Story</td>
<td>8</td>
<td>1-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>5946.8</td>
<td>Multi-Story</td>
<td>6</td>
<td>64-89</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TABLE 2: 2008 VTTM AND AMENDED VTTM COMPARISON TABLE

<table>
<thead>
<tr>
<th>LOT</th>
<th>2008 VTTM</th>
<th>AMENDED VTTM</th>
<th>DIFFERENCE</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>155,117</td>
<td>61,867</td>
<td>-93,250</td>
<td>-60.2%</td>
</tr>
<tr>
<td>2</td>
<td>94,562</td>
<td>61,850</td>
<td>-32,712</td>
<td>-34.5%</td>
</tr>
<tr>
<td>3</td>
<td>67,565</td>
<td>54,855</td>
<td>-12,710</td>
<td>-18.8%</td>
</tr>
<tr>
<td>4</td>
<td>31,069</td>
<td>20,850</td>
<td>-10,219</td>
<td>-32.9%</td>
</tr>
<tr>
<td>5</td>
<td>88,757</td>
<td>73,460</td>
<td>-15,297</td>
<td>-17.2%</td>
</tr>
<tr>
<td>6</td>
<td>98,354</td>
<td>73,460</td>
<td>-24,894</td>
<td>-25.3%</td>
</tr>
<tr>
<td>7</td>
<td>98,354</td>
<td>73,460</td>
<td>-24,894</td>
<td>-25.3%</td>
</tr>
</tbody>
</table>

MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 68400
PROJECT SUMMARY:

PROJECT DATA:

LEGAL DESCRIPTION:

PHASING PLAN TRACT NO. 68400

TABLE 3: BUILDINGS PER LOT SUMMARY

LEGEND:

TABLE 4: PHASE/LOT AND PARKING SUMMARY
CLUBHOUSE NORTH ELEVATION

CLUBHOUSE WEST ELEVATION

CLUBHOUSE SOUTH ELEVATION

CLUBHOUSE EAST ELEVATION

KEY MAP

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 68400
AMENDED EXHIBIT A

FUSCEC

CLUBHOUSE ELEVATION
PROJECT SUMMARY

PROJECT NUMBER HEARING DATE
2019-001843 TR068400-2 August 13, 2019

REQUESTED ENTITLEMENTS
Second Amendment to Vesting Tentative Tract Map No. 068400 RPPL2019002726
Conditional Use Permit Modification No. RPPL2019002727
Administrative Housing Permit No. RPPL2019002730
Environmental Assessment No. RPPL2019002729

OWNER / APPLICANT
Steelwave Acquisitions, LLC (Nicole Bures)

MAP/EXHIBIT DATE
June 5, 2019

PROJECT OVERVIEW
To amend the tentatively approved vesting map to create six multi-family residence lots developed with 303 residential condominium units on 11.36 net acres within Zone R-3-24U-DP with changes as follows:
- A 14- dwelling-unit housing set-aside for very low income households in exchange for a density bonus and the currently approved 75-dwelling-unit senior citizen housing set-aside.

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); 11.36 acres (net)

GENERAL PLAN / LOCAL PLAN
Countywide – General Plan

ZONED DISTRICT
South Arcadia

LAND USE DESIGNATION
H30-(0-30 du/ac)

ZONE
R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units per Acre – Development Program)

PROPOSED UNITS MAX DENSITY/UNITS COMMUNITY STANDARDS DISTRICT
303 266 without density bonus N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Proposed addendum to the certified final Mitigated Negative Declaration (MND).

KEY ISSUES
- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Titles 21 and 22 of the Los Angeles County Code:
  - 21.40.040 (Information and Documents Required)
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER: PHONE NUMBER: E-MAIL ADDRESS:
Steven Jones (213) 974 - 6433 sdjones@planning.lacounty.gov
1. The Hearing Officer of Los Angeles County ("Hearing Officer"), Alejandro Garcia, conducted a duly noticed public hearing in the matter of a second amendment to conditionally approved Vesting Tentative Tract Map No. 068400-2 (Second Amendment) on August 13, 2019.

2. Vesting Tentative Tract Map No. 068400 ("TR 068400") was approved by the Los Angeles County ("County") Board of Supervisors ("Board") on October 30, 2012 and the first amendment was approved by the Hearing Officer to create six multi-family residence lots developed with 303 residential condominium units attached within 24 detached buildings on 11.36 net acres in the unincorporated community of Arcadia within the South Monrovia Islands, applied for by Steelwave Acquisitions, LLC.

3. This Second Amendment proposes the following change to the approved TR068400:
   - Condition modification to authorize a very low income affordable housing dwelling unit set-aside of 14 units for an 11.7 percent, or 31 units, density bonus.

4. Only the item proposed for modification is considered by the Hearing Officer at the August 13, 2019 public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate requirements to ensure community compatibility.

5. The amended map proposes a very low income affordable housing dwelling unit set-aside for a density bonus to create six multi-family residence lots developed with 303 residential condominium units attached within 24 detached buildings on 11.36 net acres within the South Monrovia Islands community in the South Arcadia Zoned District.

6. The subject site is located at 4241 Live Oak Avenue in the South Monrovia Islands within the South Arcadia Zoned District.

7. Access to the site is via Mayflower and Live Oak Avenues.

8. The project site is within Zone R-3-24U-DP (Limited Density Multiple Residence – 24 Dwelling Units per Acre – Development Program).

9. Surrounding zoning within a 500-foot radius consists of the following:
   - North: R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area).
• East: R-A, C-3 (General Commercial).
• South: R-3-P (Limited Multiple Residence – Parking), C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area).
• West: R-A.

10. Surrounding land uses within a 500-foot radius consist of the following:
• North: Single-family residences.
• East: Single-family residences, Mobilehome Park.
• South: Single-family residences, offices, retail, light industrial, parking, auto repair.
• West: Single-family residences.

11. The project is consistent with the permitted uses, land use regulations and density provisions of the Zone R-3-24U-DP classification. Attached multi-family residences are permitted in the zone pursuant to Section 22.18.030 of the Los Angeles County Zoning Code (“Code”).

12. The property is depicted in the Residential 30 (H30) land use category of the 2035 General Plan (“Plan”). Residential development is permitted within the H30 land use category.

13. CUP Modification No. RPPL2019002727 is an associated request for modification and/or elimination of the conditions of approval associated with the Zone -DP and onsite project grading exceeding 100,000 cubic yards of combined cut/fill. The proposed Zone -DP modifications include:

• At least 14 dwelling units reserved for occupancy by lease by very low income households.

14. Administrative Housing Permit No. RPPL2019002730 is an associated request to authorize a density bonus for the project based on the subdivider’s affordable housing set-aside of 14 very low income dwelling units.

15. During the original approval the Board authorized a density bonus of 52 units to accommodate the project’s proposed 318 units. With the project changes, a density bonus of 31 units is required to accommodate the project.

16. Staff received public questions via phone call inquiries regarding the proposed scope of changes.
17. Proceedings. RESERVED.

18. The Hearing Officer finds that the requested second amendment is in keeping with the intent of the approved vesting tentative map and is necessary for project implementation.

19. The Hearing Officer finds that a 14-dwelling unit affordable housing set-aside to be rented to very low income households is consistent with the Plan and a benefit to the community.

20. The Hearing Officer finds that the affordable housing dwelling unit set-asides will be constructed in the same manner and quality as the other residential condominium units in terms of architecture, landscaping and amenities.

21. The Hearing Officer finds that a mix of affordable housing dwelling unit set-asides dispersed throughout the proposed units on Lot No. 5 is appropriate to integrate affordable housing dwelling unit set-asides with market rate dwelling units and avoid over-concentration of one type of unit.

22. The Hearing Officer determines that approval of this second amendment map does not change map expiration dates. The expiration date of Vesting Tentative Tract Map 068400 is currently October 30, 2019.

23. This tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Second amendment changes neither the vesting status nor the map expiration date.

24. A Mitigated Negative Declaration (“MND”) was certified on October 30, 2012 based on an initial study, which was prepared in accordance with the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and the County environmental document guidelines.

25. A mitigation monitoring program, consistent with the conclusions and of the initial study, was prepared and its requirements have been incorporated into the conditions of approval for this project.

26. An addendum to the MND has been recommended as the appropriate environmental document for this project map second amendment pursuant to CEQA and the Los Angeles County environmental document guidelines.
27. After consideration of the addendum to the certified MND, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed second amendment will have a significant effect on the environment.

28. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

29. Approval of this second amendment is subject to the subdivider’s compliance with the attached conditions of approval.

30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the MND and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves the Second Amendment to Vesting Tentative Tract Map No. 068400-2, RPPL2019002726 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.
1. The Hearing Officer of Los Angeles County (“Hearing Officer”), Alejandro Garcia, conducted a duly noticed public hearing in the matter of a conditional use permit modification and elimination of conditions (“CUP MOD”) and an administrative housing permit on August 13, 2019.

2. Conditional Use Permit No. 200700073 (“CUP”) was approved by the Los Angeles County (“County”) Board of Supervisors (“Board”) on October 30, 2012 to (a) authorize on-site grading in excess of 100,000 cubic yards, and (b) ensure consistency with the Development Program (-DP) overlay zoning on the site.

3. CUP Modification No. RPPL2019002727 is a request for modification and/or elimination of the conditions of approval associated with the Zone -DP and on-site project grading exceeding 100,000 cubic yards of combined cut/fill. The proposed Zone -DP modifications include:
   - At least 14 dwelling units reserved for occupancy by lease by very low income households.

4. Administrative Housing Permit No. RPPL2019002730 is an associated request to authorize a density bonus for the project based on the permittee’s affordable housing set-aside of 14 very low income dwelling units.

5. Vesting Tentative Tract Map No. 068400 (“TR 068400”) is a subdivision to create six multi-family residence lots developed with 303 residential condominium units attached within 24 detached buildings on 11.36 net acres.

6. Only items proposed for modification are considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate requirements to ensure community compatibility.

7. Amendment to Vesting Tentative Tract Map TR068400-1 RPPL2018000831 was approved by the Hearing Officer, to create six multi-family residence lots developed with 303 attached residential condominium units and private recreation within 24 detached buildings on an 11.36-acre site in the unincorporated community of Arcadia within the South Monrovia Islands.

8. The Second Amendment to Vesting Tentative Tract Map No. 068400-2 RPPL2019002726 (“Amendment”) proposes the following change to the approved TR068400:
• Condition modification to authorize a very low income affordable housing dwelling unit set-aside of 14 units for an 11.7 percent, or 31 units, density bonus.

9. The subject site is located at 4241 Live Oak Avenue in the South Monrovia Islands within the South Arcadia Zoned District.

10. Access to the site is via Mayflower and Live Oak Avenues.

11. The project site is within Zone R-3-24U-DP (Limited Density Multiple Residence – 24 Dwelling Units per Acre – Development Program).

12. Surrounding zoning within a 500-foot radius consists of the following:
   • North: R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area).
   • East: R-A, C-3 (General Commercial).
   • South: R-3-P (Limited Multiple Residence – Parking), C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area).
   • West: R-A.

13. Surrounding land uses within a 500-foot radius consist of the following:
   • North: Single-family residences.
   • East: Single-family residences, Mobilehome Park.
   • South: Single-family residences, offices, retail, light industrial, parking, auto repair.
   • West: Single-family residences.

14. The project is consistent with the Zone R-3-24U-DP classification. Attached multi-family residences are permitted in the zone pursuant to Section 22.18.030 of the County Code.

15. The property is depicted in the Residential 30 (H30) land use category of the 2035 General Plan (“Plan”). Residential development is permitted within the H30 land use category.

16. Staff received public questions via phone call inquiries regarding the proposed scope of changes.

17. Proceedings. RESERVED.
18. The Hearing Officer finds that the requested modification and administrative housing permit is in keeping with the intent of the approved vesting tentative map and is necessary for project implementation.

19. The Hearing Officer finds that a 14-dwelling unit affordable housing set-aside to be rented to very low income households is consistent with the Plan and a benefit to the community.

20. The Hearing Officer finds that the affordable housing dwelling unit set-asides will be constructed in the same manner and quality as the other residential condominium units in terms of architecture, landscaping and amenities.

21. The Hearing Officer finds that a mix of affordable housing dwelling unit set-asides dispersed throughout the proposed units on lot no. 5 is appropriate to integrate affordable housing dwelling unit set-asides with market rate dwelling units and avoid over-concentration of one type of unit.

22. The Hearing Officer finds that the CUP MOD request proposes minor updates to the CUP to reflect the currently proposed design and amended vesting tentative tract map.

23. The requested administrative housing permit at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; be detrimental to the use, enjoyment, or valuation of property or other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The residential condominium and 14 dwelling unit affordable housing set-aside for very low income households would be consistent with the surrounding area and would be adequately served by utilities and infrastructure.

24. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and access ways, landscaping and other development features prescribed in Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Subdivision and Zoning Codes, and those deviations that would be granted by the housing permit would aid in providing critically needed affordable housing.

25. The proposed site is adequately served by highways or streets of sufficient width, an improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The site takes access from Mayflower and Live Oak Avenues. The proposed private
driveway and fire lane easements would provide adequate access to the project site.

26. The proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design. The surrounding neighborhood has many commercial and residential buildings, both existing and proposed, fronting Live Oak Avenue of similar scale.

27. The proposed project will assist in satisfying housing needs and is viable in terms of continuing availability to meet such housing needs. A covenant would be filed with the County restricting leasing of the proposed 14 dwelling unit affordable housing set-asides to very low income households for a period of not less than 55 years.

28. A Mitigated Negative Declaration (“MND”) was certified on October 30, 2012 based on an initial study, which was prepared in accordance with the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and the County environmental document guidelines.

29. A mitigation monitoring program, consistent with the conclusions and of the initial study, was prepared and its requirements have been incorporated into the conditions of approval for this project.

30. An addendum to the MND has been recommended as the appropriate environmental document for this project map second amendment pursuant to CEQA and the Los Angeles County environmental document guidelines.

31. After consideration of the addendum to the certified MND, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed second amendment will have a significant effect on the environment.

32. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

33. Approval of this amendment is subject to the permittee’s compliance with the attached conditions of approval.

34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West
Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the MND and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves the Conditional Use Permit Modification No. RPPL2019002727 and Administrative Housing Permit No. RPPL2019002730 subject to the attached conditions.
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2019-001843-(5)
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 068400-2
RPPL2019002726

PROJECT DESCRIPTION
The project is a request for authorization to amend a tentatively approved tract map to
create six multi-family residence lots developed with 303 attached residential
condominium units and private recreation within 24 detached buildings on 11.36 net acres
within the South Monrovia Islands community in the South Arcadia Zoned District subject
to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest
   ("subdivider") shall include the applicant, owner of the property, and any other person,
corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the subdivider, and the owner
   of the subject property, if other than the subdivider, have filed at the office of the Los
   Angeles County ("County") Department of Regional Planning ("Regional Planning")
their affidavit stating that they are aware of and agree to accept all of the conditions of
this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4,
5 and 8 shall be effective immediately upon the date of final approval of this grant by
the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall
   mean the date the County's action becomes effective pursuant to Section 21.56.010
   of the County Code as provided in the Subdivision Map Act Section 66452.5 for
   Tentative Maps.

4. The subdivider shall defend, indemnify, and hold harmless the County, its agents,
officers, and employees from any claim, action, or proceeding against the County or
its agents, officers, or employees to attack, set aside, void, or annul this permit
approval, which action is brought within the applicable time period of Government
Code Section 65009 or any other applicable limitations period. The County shall
promptly notify the subdivider of any claim, action, or proceeding and the County shall
reasonably cooperate in the defense. If the County fails to promptly notify the
subdivider of any claim, action, or proceeding, or if the County fails to cooperate
reasonably in the defense, the subdivider shall not thereafter be responsible to defend,
indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against
the County, the subdivider shall within ten days of the filing make an initial deposit with
Regional Planning in the amount of up to $5,000.00, from which actual costs and
expenses shall be billed and deducted for the purpose of defraying the costs or
expenses involved in Regional Planning’s cooperation in the defense, including but
not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recodation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.246 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.246.060. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after the appeal period ends Monday, August 26, 2019, the subdivider shall remit processing fees at the Office of the County Registrar-Recorder/County Clerk, payable to the “County of Los Angeles,” in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program (“MMP”), which are incorporated by this reference as if set forth fully herein.

13. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider’s compliance with the required mitigation measures.

14. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.238.020 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning (“Director”).
19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the subdivider shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

AMENDMENT TO THE VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. Conditions of Approval for Vesting Tentative Tract Map No. TR068400 (“Vesting Map”), which the County Board of Supervisors originally approved on October 30, 2012, and the first Amendment to Vesting Tentative Tract Map No. TR068400-1 RPPL2019000831 which was approved by Hearing Officer on April 16, 2019, are incorporated herein by reference as modified the revised conditions below.

24. The subdivider shall conform to the requirements of Title 21 of the County Code.

25. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated June 5, 2019, or Revised Exhibit “A” approved by the Director.

26. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning and Public Works.

27. Prior to final map, the subdivider shall place a note on the applicable final map(s), to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for 303 residential units, whereby the owners of the units of air space will hold an undivided interest in the common area, which
28. The project shall contain at least 14 dwelling units as an affordable housing set-aside to be leased to very low income households with a maximum income limited to 50 percent area median income (“AMI”) as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106 for a period of not less than 55 years. Consistent with State law, from the issuance of the certificate of occupancy. The design of the affordable housing dwelling units shall be substantially identical to the design of the project’s non-set-aside units in terms of appearance, materials and visual, architectural, and finished quality.

29. Prior to final map recordation, the subdivider or successor in interest shall file with the Director for review and approval a Revised Exhibit “A” (“REA”) depicting an affordable housing set-aside of 14 dwelling units on multi-family residence lot no. 6 to be leased to very low income households or lessees who qualify at 50 percent area median income. Depictions shall evidence a mix of affordable housing dwelling unit set-asides, differentiated by a selection of at least 50 percent of all floor plan types, dispersed throughout the proposed units on multi-family residence lot no. 6, avoiding over-concentration of one type of unit.

30. Prior to final map recordation, the subdivider shall incorporate these applicable conditions of approval and file a draft copy of the covenant to Regional Planning for review and approval.

31. Prior to obtaining any building permit for the project, the subdivider shall enter into a covenant with the Los Angeles County Development Authority and Regional Planning agreeing to set aside 14 affordable housing dwelling units for very-low income households with a maximum income limited to 50 percent AMI as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The covenant shall also specify the location of the 14 affordable housing dwelling units, to the satisfaction of the Director and the Los Angeles County Development Authority. The covenant shall be reviewed and approved by the Los Angeles County Development Authority prior to the recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the Los Angeles County Development Authority.

The covenant shall contain provision requiring owners to comply with monitoring procedures as specified in County Code section 22.166.060, including registration/certification of affordable housing dwelling units and payment of monitoring/inspection fees. The subdivider or successor in interest shall register each affordable unit, at the time of sale and certify annually with the Los Angeles County Development Authority, on or before January 1 of each year that the affordable housing dwelling units remain in conformance with the terms of the covenant. Additionally, the subdivider or successor in interest shall deposit monitoring/inspection fees at the time the covenant is entered into with the Los Angeles County Development Authority.
Authority and before issuance of building permits for any unit in the project. The monitoring/inspection deposits shall be $125 per affordable housing dwelling unit set-aside per year or the current recovery cost, whichever is greater, and the subdivider shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the Los Angeles County Development Authority to defray monitoring costs.

Attachments:
Subdivision Committee reports
SUBDIVISION COMMITTEE REPORT

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

PROJECT OVERVIEW
To amend, modify and/or eliminate conditions of approval for senior citizen housing set-aside for a very low income affordable housing set-aside to create six multi-family residence lots developed with 303 residential condominium units on 11.36 net acres within Zone R-3-24U-DP.

MAP STAGE
Tentative: ☒ Revised: ☐ Amendment: ☒ Amended : ☒ Exhibit “A” Modification to : ☐ Recorded Map Other: ☐

MAP STATUS
Initial: ☒ 1st Revision: ☐ 2nd Revision: ☐ Additional Revisions (3rd - requires a fee): ☐

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); 11.36 acres (net)

GENERAL PLAN / LOCAL PLAN
H30-(0-30 du/ac)

SUP DISTRICT
South Monrovia Islands 5th

ZONE
R-3-24U-DP

LAND USE DESIGNATION
H30-(0-30 du/ac)

PROPOSED DWELLING UNITS (DU/AC)
303

MAX DENSITY/UNITS (DU/AC)
266, without density bonus, 1980 General Plan

COMMUNITY STANDARDS DISTRICT
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>Cleared</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>
</table>

SUBDIVISION COMMITTEE STATUS
Tentative Map Revision Required: ☐
Exhibit Map/Exhibit “A” Revision Required: ☐
Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☑

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Environmental:
1. Draft addendum pending and in process.

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.
Public Works has no objection to the amendment to replace the proposed 75 senior units with 13 low-income units.

The following reports consisting of 21 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 07-02-2019
http://planning.lacounty.gov/case/view/project_no_tr68400-2_yielding_tentative_tract_map_no_068400_conditional_u/
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: 06/24/2019 Phone: (626) 458-4921

Yilong Truong
<table>
<thead>
<tr>
<th>Tentative Tract</th>
<th>068400-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading By Subdivider?</td>
<td>[ ] (Y or N)</td>
</tr>
<tr>
<td>Geologist</td>
<td>Geocon</td>
</tr>
<tr>
<td>Soils Engineer</td>
<td>Geocon</td>
</tr>
<tr>
<td>Tentative Map Dated</td>
<td>6/5/19 (Amend.)</td>
</tr>
<tr>
<td>Location</td>
<td>Arcadia</td>
</tr>
<tr>
<td>Subdivider</td>
<td>Steelwave Acquisitions</td>
</tr>
<tr>
<td>Engineer/Arch.</td>
<td>Fuscoe Engineering</td>
</tr>
</tbody>
</table>

Review of:
Geologic Report(s) Dated: 6/12/07
Soils Engineering Report(s) Dated: 6/12/07
Geotechnical Report(s) Dated: 6/12/07
References: 

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: [http://dpw.lacounty.gov/gmedpermits/docs/manual.pdf](http://dpw.lacounty.gov/gmedpermits/docs/manual.pdf).

Please complete a Customer Service Survey at [http://dpw.lacounty.gov/go/gmedsurvey](http://dpw.lacounty.gov/go/gmedsurvey)

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 68400-2

AMENDED TENTATIVE MAP DATED 06-05-2019
AMENDED EXHIBIT MAP DATED 06-05-2019

1. Approval of this map pertaining to grading is recommended. No additional conditions to the latest attached conditions that are still valid.

Name Nazem Said Date 7/1/2019 Phone (626) 458-4921

P:\Idpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc
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
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 68400-2

AMENDED TENTATIVE MAP DATED 06-05-2019
AMENDED EXHIBIT MAP DATED 06-05-2019

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 dated 11-20-2018 to the satisfaction of Public Works. (Refer to the attached previously approved Road Conditions dated 11-20-2018).

Prepared by Dennis Tovar
Phone (626) 458-4921
Date 06-27-2019
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
RPPL2018000831 4241 LIVE OAK AVENUE TR 068400

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 street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

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 BALLOTING REQUIREMENTS:

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

☐ 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)
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 06-20-2019
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 water efficient 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.

Prepared by Tony Khalkhali  
Phone (626) 458-4921  
Date 06-20-2019
THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THE AMENDED EXHIBIT MAP AS PRESENTLY SUBMITTED.

All previously approved conditions of approval addressed during the subdivision process for this project are still applicable.

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

Reviewed by: Juan Padilla
Date: June 27, 2019
LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #  68400  
Park Planning Area #  5  
DRP Map Date: 06/05/2019  
SCM Date: 07/11/2019  
Report Date: 06/18/2019  
CSD: N/A  
Map Type: Amendment Map - Tract

Total Units   =   Proposed Units   +   Exempt Units

<table>
<thead>
<tr>
<th>Total Units</th>
<th>Proposed Units</th>
<th>Exempt Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>303</td>
<td>303</td>
<td>0</td>
</tr>
</tbody>
</table>

Park land obligation in acres or in-lieu fees:

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>IN-LIEU FEES:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.13</td>
<td>$660,425</td>
</tr>
</tbody>
</table>

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 $660,425 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:  
Clement Lau, DFP II
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
- \(\text{Ratio}\) = 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.
- \(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

<table>
<thead>
<tr>
<th>Type of dwelling unit</th>
<th>People *</th>
<th>Ratio 3.0 Acres/1000 People</th>
<th>Number of Units</th>
<th>Acre Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
<td>3.37</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>4.72</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>2.34</td>
<td>0.0030</td>
<td>303</td>
<td>2.13</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>1.82</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Exempt Units</td>
<td>0</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>303</td>
<td>2.13</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@ (0.0030)</td>
<td>2.13</td>
<td>$310,487</td>
<td>$660,425</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Provided Space</th>
<th>Provided Acres</th>
<th>Credit (%)</th>
<th>Acre Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
<td>100.00%</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total Provided Acre Credit: 0.00

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Net Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.13</td>
<td>0.00</td>
<td>2.13</td>
<td>$310,487</td>
</tr>
</tbody>
</table>
June 12, 2019

CASE: RPPL2019002726
Project: TR068400-2
Assigned: Steven Jones
LOCATION: 4241/4247 LIVE OAK AVE ARCADIA 91006

The Department of Public Health-Environmental Health Division has reviewed the Amendment for condition modification/elimination to create six multi-family residence lots developed with 303 residential condominium units on 11.4 net acres within zone R-3-24U-DP. A copy of the “Statement of Water Service” from the Golden State Water Company dated 10-9-18 was submitted. It shall be the sole responsibility of the applicant to renew the aforementioned “Statement of Water Service” letter upon expiration and abide by all requirements of the water purveyor.

Public Health recommends Departmental clearance for the Tentative Parcel Map per following:

1. The permittee shall provide will serve letter that is in force prior to final map recordation.

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program at vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

SD-5
DRAFT CONDITIONS OF APPROVAL ADDENDUM
COUNTY OF LOS ANGELES
PROJECT NO. 2019-001843-(5)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002727
ADMINISTRATIVE HOUSING PERMIT NO. RPPL 2019002730

PROJECT DESCRIPTION
The project is a request for conditional use permit modification to authorize modification and/or elimination of the conditions of approval to (a) authorize on-site grading in excess of 100,000 cubic yards and (b) ensure consistency with the Development Program (-DP) overlay zoning on the site and an administrative housing permit for the provision of a 14-dwelling unit affordable housing set-aside for lease to very low income households:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

This grant authorizes the closure of a 228-unit mobilehome park known as Santa Anita Village ("Mobilehome Park") and the construction of 303 residential condominium units and other site amenities and families on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands, as depicted on the approved Exhibit “A,” subject to all of the following conditions of approval.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate...
reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts
necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.246 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.246.060. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.

11. Within five (5) working days from the day after your appeal period ends **Monday, August 26, 2019**, the permittee shall remit processing fees at the Office of the County Registrar-Recorder/County Clerk, payable to the “County of Los Angeles,” in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program (“MMP”), which are incorporated by this reference as if set forth fully herein.

13. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.

14. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.150.110 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the permittee shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CONDITIONAL USE PERMIT MODIFICATION SPECIFIC CONDITIONS

23. Conditions of approval for Conditional Use Permit No. 200700073 ("CUP"), which the County Board of Supervisors originally adopted on October 30, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated June 5, 2019, or Revised Exhibit “A” approved by the Director.
25. The project shall contain at least 14 dwelling units as an affordable housing set-aside to be leased to very low income households with a maximum income limited to 50 percent area median income ("AMI") as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106 for a period of not less than 55 years. Consistent with State law, from the issuance of the certificate of occupancy. The design of the affordable housing dwelling units shall be substantially identical to the design of the project's non-set-aside units in terms of appearance, materials and visual, architectural, and finished quality.

26. Prior to final map, the subdivider or successor in interest shall file with the Director for review and approval a Revised Exhibit “A” (“REA”) depicting an affordable housing set-aside of 14 dwelling units on multi-family residence lot no. 6 to be leased to very low income households or lessees who qualify at 50 percent area median income. Depictions shall evidence a mix of affordable housing dwelling unit set-asides, differentiated by a selection of at least 50 percent of all floor plan types, dispersed throughout the proposed units on multi-family residence lot no. 6, avoiding over-concentration of one type of unit.

27. Prior to final map recordation, the permittee shall incorporate these applicable conditions of approval and file a draft copy of the covenant to Regional Planning for review and approval.

28. Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the Los Angeles County Development Authority and Regional Planning agreeing to set aside 14 affordable housing dwelling units for very-low income households with a maximum income limited to 50 percent AMI as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The covenant shall also specify the location of the 14 affordable housing dwelling units, to the satisfaction of the Director and the Los Angeles County Development Authority. The covenant shall be reviewed and approved by the Los Angeles County Development Authority prior to the recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the Los Angeles County Development Authority.

The covenant shall contain provision requiring owners to comply with monitoring procedures as specified in County Code section 22.166.060, including registration/certification of affordable housing dwelling units and payment of monitoring/inspection fees. The permittee or successor in interest shall register each affordable unit, at the time of sale and certify annually with the Los Angeles County Development Authority, on or before January 1 of each year that the affordable housing dwelling units remain in conformance with the terms of the covenant. Additionally, the permittee or successor in interest shall deposit monitoring/inspection fees at the time the covenant is entered into with the Los Angeles County Development Authority and before issuance of building permits for any unit in the project. The monitoring/inspection deposits shall be $125 per affordable housing
dwelling unit set-aside per year or the current recovery cost, whichever is greater, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the Los Angeles County Development Authority to defray monitoring costs.

Attachments:
Original CUP conditions
CONDITIONS OF APPROVAL
PROJECT NO. TR068400-(5)
CONDITIONAL USE PERMIT NUMBER 2007-00073-(5)
MOBILEHOME PERMIT NUMBER 2010-00003-(5)
PARKING PERMIT NUMBER 2008-00002-(5)
HOUSING PERMIT NUMBER 2010-00001-(5)

1. This grant authorizes the closure of a 228-unit mobilehome park known as Santa Anita Village ("Mobilehome Park") and the construction of 318 residential condominium units and other site amenities and facilities on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose unless and until the Los Angeles County ("County") Board of Supervisors ("Board") adopts the related General Plan Amendment No. 2007-00002-(5) ("Plan Amendment") and related Zone Change No. 2007-00004-(5) ("Zone Change"), and both the Plan Amendment and Zone Change have become effective.

4. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, until the conditions have been recorded as required by Condition No. 5, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 16. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 2, 6, 7, 10, 11, 15, and 16 shall become immediately effective upon final approval by the County.

5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any sale, transfer, or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the buyer, transferee, or lessee, as applicable, of the subject property.

6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit
approval, which action is brought within the applicable time period of section 65009 of the California Government Code, or any other applicable limitations period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:

A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

8. This grant shall expire unless used within two years after the recordation of a final subdivision map as authorized by the related Vesting Tentative Tract Map No. 068400-(5) ("Vesting Map") approval, or, if the permittee records multiple final subdivision maps, within two years after the recordation of the last of the multiple final subdivision maps. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Map.

9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permits shall be void and the privileges granted hereunder shall lapse.

10. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, the conditions of the related Vesting Map, the mitigation measures identified in the attached Mitigation Monitoring Program ("MMP"), and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to
cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County the sum of $6,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved Exhibit "A." The fund provides for 30 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

11. Within three (3) days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game ("Fish and Game") pursuant to section 711.4 of the California Fish and Game Code. The permittee shall pay the fee in effect at the time of the filing of the NOD, currently $2,101.50 for a Mitigated Negative Declaration plus a $75 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health or safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

13. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
14. The mitigation measures specified in the MMP are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with all such conditions/changes in accordance with the attached MMP. As a means of ensuring the effectiveness of such conditions and/or changes to the project, the permittee shall submit mitigation monitoring reports to Regional Planning for review and approval as frequently as may be required by Regional Planning, until such time as all mitigation measures have been implemented and completed or Regional Planning determines such mitigation measures are no longer necessary. The reports shall describe the status of the permittee’s compliance with the required project conditions/changes.

15. Within 30 days following the final approval date of this grant, the permittee shall record a covenant with the County, attaching the MMP, and agreeing to comply with the required environmental mitigation measures imposed in the MMP. Prior to recordation, the permittee shall submit a copy of the draft covenant to Regional Planning for review and approval.

16. Within 30 days following the final approval date of this grant, the permittee shall deposit the sum of $3,000 with Regional Planning in order to defray the cost of reviewing the permittee’s reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.

17. The permittee shall implement all mitigation measures specified in the attached Closure Impact Report, and any addenda or supplements thereto, including but not limited to, providing the monetary and advisory assistance described therein.

18. Prior to the conversion, closure, or cessation of the use of the Mobilehome Park, the permittee shall submit to Regional Planning an addendum to the Closure Impact Report which addresses, to the satisfaction of Regional Planning, the additional elements and topics recommended in the attached letter from Epic Land Solutions, Inc., dated October 4, 2010.

19. The permittee shall comply with all notice requirements related to the closure of the Mobilehome Park as set forth in sections 798.56 and 798.57 of the California Civil Code.

20. The permittee shall convert, close, or cease the use of the Mobilehome Park within 36 months after the permittee records its final subdivision map as authorized by the related Vesting Map, or, if the permittee records multiple final subdivision maps, within 36 months after the permittee records the last of its multiple final subdivision maps. In the event the permittee fails to convert, close, or cease the use of the Mobilehome Park within the time required by this condition, the approval by the Board of the Closure Impact Report shall expire and become null and void. Thereafter, the permittee shall be prohibited from
converting, closing, or ceasing the use of the Mobilehome Park until such time as a new closure impact report is submitted to Regional Planning and approved by the Commission and, if applicable, the Board. Notwithstanding the foregoing, on or before the date the Closure Impact Report would expire pursuant to this Condition No. 20, the permittee may submit an application to Regional Planning, for consideration by the Commission, to extend the life of the Closure Impact Report up to an additional 36 months, which application shall be subject to the requirements and procedures, including the notice and hearing procedures, in section 8.57.300 of the County Code and any applicable State law.

21. At any time prior to the conversion, closure, or cessation of the use of the Mobilehome Park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings to revoke or amend the Closure Impact Report. Good cause may include, but not be limited to: (a) a change of circumstances rendering any condition or requirement of the Closure Impact Report no longer necessary or appropriate; (b) a discovery that the Closure Impact Report contains any intentional or negligent misrepresentation of a material fact; and (c) the permittee's failure to comply with any condition or requirement of the Closure Impact Report. If the Closure Impact Report is ever revoked by the Commission, or the Board, if applicable, the permittee shall be prohibited from converting, closing, or ceasing the use of the Mobilehome Park unless and until a new closure impact report is submitted to Regional Planning, and approved by the Commission and, if applicable, the Board. Any proceeding by the Commission to revoke or amend the Closure Impact Report, and any application to approve a new closure impact report, shall be subject to the requirements and procedures of section 8.57.300 of the County Code and any applicable State law.

22. In conformance with the approved parking plans on file with Regional Planning, the permittee shall provide and continuously maintain a minimum of 746 parking spaces on-site, of which at least 638 shall be reserved for residents and at least 108 shall be reserved for guests. Each of these parking spaces shall be developed in accordance with the specifications described in section 22.52.1060 of the County Code.

23. Of the 108 guest parking spaces required for the project, a minimum of 12 spaces shall be disabled parking spaces. Not less than two of the 12 disabled parking spaces shall be "van-accessible" in compliance with the federal Americans with Disabilities Act (ADA) Accessibility Guidelines. Prior to obtaining any building permit for the project, the permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A" which shall depict the required disabled parking spaces for the project, including the "van-accessible" spaces.

24. On-site parking spaces shall be continuously available for vehicular parking only, and shall not be used for storage, automobile repair, or any other use not specifically authorized by these conditions. Inoperable vehicles shall not be parked or stored in any on-site parking space. The permittee shall provide for
the enforcement of this condition in the covenants, conditions and restrictions ("CC&Rs") for the project, to the satisfaction of the Director.

25. The project shall contain at least 75 dwelling units reserved for occupancy by persons aged 55 years and older, which units shall be contained within the 75-unit condominium tower located on the southern portion of the project site, as depicted on the approved Exhibit "A." The design of the senior units shall be substantially identical to the design of the project's non-senior units in terms of appearance, materials and visual, architectural, and finished quality.

26. Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the date of issuance of a certificate of occupancy for the project by the County, 75 dwelling units for exclusive occupancy by persons aged 55 and older.

27. The project shall comply at all times with all federal and State fair housing laws, and all federal and State statutes governing "housing for older persons," as that phrase is defined in the applicable federal and State statutes, including but not limited to section 3601, et seq., of Title 42 of the United States Code, section 12955, et seq., of the California Government Code, and section 51, et seq., of the California Civil Code, and all regulations promulgated thereunder.

28. Other than as authorized by the federal and State laws identified in Condition No. 27, the permittee shall be prohibited from restricting the sale or rental of any unit or any portion of the site on the basis of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation of any person. The permittee shall further be prohibited from establishing or allowing any practice of discrimination or segregation in determining the selection, location, number, use or occupancy of any resident, tenant, lessee, subtenant, sublessee, or vendee of the site or any portion thereof.

29. The CC&Rs for all units within the project shall contain and be subject to the following non-discrimination/non-segregation clause:

Except as authorized by United States and California law governing "housing for older persons" (section 3601, et seq., of Title 42 of the United States Code, section 12955, et seq., of the California Government Code, and section 51, et seq., of the California Civil Code), there shall be no discrimination against or segregation of any person, or group of persons, on account of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of these premises.

30. The non-discrimination/non-segregation provisions set forth in Conditions Nos. 28 and 29 shall remain in effect in perpetuity.
31. Prior to obtaining any building permit for the project, the permittee shall submit a revised Exhibit "A" to the Director for review and approval which shows, to the satisfaction of the Director, the project's proposed window treatments and details, façade materials, and roofing materials.

32. Prior to obtaining any building permit for the project, the permittee shall make any improvements to Live Oak Avenue which are necessary to mitigate visibility and safety issues created by the project's entrance/exit located on such avenue, to the satisfaction of the Director and the Director of the County Department of Public Works ("Public Works").

33. The CC&Rs for the project shall grant all residents of the project the right to use the internal driveway system and guest parking spaces throughout the entire subdivision.

34. The CC&Rs for the project shall provide for the continuous maintenance of the common areas, including driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Director.

35. The parking of recreational vehicles shall not be allowed on the subject property and the CC&Rs for the project shall set forth this prohibition and provide for its enforcement.

36. Outdoor storage of any kind shall not be allowed on the subject property and the CC&Rs for the project shall set forth this prohibition and provide for its enforcement.

37. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours following their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The CC&Rs for the project shall establish a method and protocol for the removal of graffiti and other extraneous markings prohibited by this condition.

38. The following development program conditions shall apply to the project:

A. No building or structure of any kind shall be built, erected, or moved onto any part of the property, unless it is allowed under the development program or constitutes a temporary structure used exclusively to develop the project in accordance with the development program, such as a temporary structure used as a leasing office or work trailer.

B. No existing building or structure which is required to be demolished under the development program shall remain on the subject property.
C. No existing building or structure which is required to be altered under the development program shall be used until such building or structure has been so altered.

D. All improvements for each phase of development shall be completed prior to the occupancy of any structures within that phase of development, to the satisfaction of the Director.

E. Where one or more buildings in the development are designated as a primary building, no building permit shall issue for any building or structure not designated as a primary building until the foundations have been constructed for any and all primary buildings.

39. The following development standards are permitted for the project:

Building Setbacks

A. Lot No. 1: A rear-yard setback of 10 feet for Building No. 10.

B. Lot No. 2: A side-yard setback of one foot for Building No. 17, and a rear-yard setback of three feet for Building No. 11 and two feet for Building No. 17.

C. Lot No. 3: A rear-yard setback of zero feet for Building No. 3 and two feet for Building No. 6.

D. Lot No. 4: A rear-yard setback of two feet for Building No. 2.

E. Lot No. 5: A rear-yard setback of four feet for Building No. 15.

F. Lot No. 6: A side-yard setback of three feet and a rear-yard setback of six feet for Building Nos. 24 and 25.

Building Heights

A. Building Nos. 1 through 7, 10, 16, and 18 through 23: A maximum height of 36 feet and nine inches.

B. Building Nos. 8, 9, 11 through 15, and 17: A maximum height of 37 feet.

C. Building No. 24: A maximum height of 66 feet and 4 inches.

D. Building No. 25: A maximum height of 64 feet and 8 inches.
Walls and Fences

A. Lot Nos. 1, 3, 4, and 6: A maximum wall/fence height of up to six feet within the required front-yard setback.

B. Lot No. 2: A maximum wall/fence height of up to eight feet within the required front-yard setback.

C. Lot Nos. 2, 3, 4, 5, and 6: A maximum wall/fence height of up to eight feet within the required side yard setback.

D. Lot Nos. 1 and 6: A maximum wall/fence height of up to eight feet within the required rear-yard setback.

40. All utilities for the project shall be placed underground.

41. All structures in the project shall comply with the requirements of Public Works' Division of Building and Safety, the County Forester and Fire Warden ("Fire Department"), and the County Department of Public Health ("Public Health").

42. The permittee shall not detonate any explosives or other blasting devices or materials unless and until it has obtained all necessary permits to conduct such blasting activity and has notified all adjacent property owners of any blasting activity.

43. Grading and construction activities, including appurtenant activities such as engine warm-up, shall only take place between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on Saturdays. No grading or construction activities shall occur on Sundays or legal holidays.

44. The permittee shall develop and implement a dust control plan for all grading and construction activities to the satisfaction of the Director and the Director of Public Works.

45. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

46. The permittee shall not allow any construction equipment or vehicles to be parked or stored on any existing public or private street.

47. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this grant.

48. All construction and development on the site shall comply with the applicable provisions of the California Building Code and the various mechanical, electrical, plumbing, fire, grading, and excavation codes currently adopted by the County.
49. The permittee shall incorporate water-conserving devices and technologies into the project, in compliance with local, State, and/or federal regulations, to the satisfaction of the Director of Public Works.

50. The project shall comply with the County's green building and drought-tolerant landscaping ordinances. Prior to obtaining any building permit for the project, the permittee shall submit a revised Exhibit "A" to the Director for review and approval which demonstrates the project's compliance with these ordinances.

51. The site shall be developed and maintained in compliance with the requirements of Public Health. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

52. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities, including but not limited to, water mains, fire hydrants, gated access width, emergency access, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by the Fire Department.

53. Prior to obtaining any grading or building permit for the project, the permittee shall submit a site plan to the Director for review and approval which demonstrates that any proposed grading and construction complies with the conditions of this grant and with the County Code.

54. Prior to obtaining any grading or building permit for the project, the permittee shall submit three copies of a landscape plan to the Director for review and approval, which landscape plan may be incorporated into a revised Exhibit "A." The landscape plan shall show the size, type, and location of all on-site plants, trees, and watering facilities. The landscaping plan shall also contain a phasing schedule establishing the timing and sequencing of all proposed landscaping. Landscape planting shall begin at least 90 days prior to, and shall be completed not later than six months following, the issuance of a certificate of occupancy for the project. All landscaping shall be maintained in a neat, clean, and healthful condition, and proper pruning, weeding, removal of litter, fertilizing, and replacement of plants shall occur when necessary. To the maximum extent feasible, drip irrigation systems shall be used for landscape watering.

55. All development shall comply with the requirements of Title 22 of the County Code and the specific zoning of the subject property, except as modified by this grant, as set forth in these conditions or as shown on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

56. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
57. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the permittee shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.

Attachments:
Mitigation Monitoring Program (Pages 1-3)
Closure Impact Report (Pages 1-55)
Epic Land Solutions, Inc., letter dated October 4, 2010
<table>
<thead>
<tr>
<th>No.</th>
<th>Geotechnical</th>
<th>Project Applicant</th>
<th>Implement report recommendations</th>
<th>DPW</th>
<th>Permits</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.</td>
<td></td>
<td></td>
<td>DPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Limit all construction activities near occupied on- and off-site residences to between the hours of 6:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 4   | Implement noise mitigation measures discussed in the Master Greve Noise Assessment dated 2/23/07, and summarized as follows:  
\[\text{a. Construct a 16-ft. high temporary noise-sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.}
\[\text{b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.}
\] |                  |                                   |     |         |              |
| 5   | Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power. |                  |                                   |     |         |              |
| 6   | Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer’s specifications and per SCAQMD rules, to minimize exhaust. |                  |                                   |     |         |              |
| 7   | Suspend use of all construction equipment operations during applicable smog alerts. |                  |                                   |     |         |              |

**Air Quality**
<table>
<thead>
<tr>
<th>No.</th>
<th>Impact Mitigation</th>
<th>Project Applicant</th>
<th>Plan check</th>
<th>DPW Project Applicant</th>
<th>Plan checking</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.</td>
<td>Project Applicant</td>
<td>Inspection monitoring</td>
<td>DPW Project Applicant</td>
<td>Permits</td>
</tr>
<tr>
<td>10</td>
<td>Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.</td>
<td>Project Applicant</td>
<td>Plan check review</td>
<td>DPW Project Applicant</td>
<td>Plan checking</td>
</tr>
<tr>
<td>11</td>
<td>Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/19/08, as follows:</td>
<td>Project Applicant</td>
<td>Implement report recommendations</td>
<td>DRP</td>
<td>Plan checking</td>
</tr>
<tr>
<td></td>
<td>a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e. Install sunlight filtering window coatings, double-pane windows or window treatments to meet or exceed Title 24 Energy requirements.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sewer, Traffic, Biota, Drainage and Grading, Relocation.

<table>
<thead>
<tr>
<th>No.</th>
<th>Impact Mitigation</th>
<th>Project Applicant</th>
<th>Implement report recommendations</th>
<th>DPW and DPW</th>
<th>Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Water Conservation

<table>
<thead>
<tr>
<th>No.</th>
<th>Impact Mitigation</th>
<th>Project Applicant</th>
<th>Implement report recommendations</th>
<th>DPW</th>
<th>Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Utilize high-efficiency dual-flush toilets to reduce water consumption.</td>
<td></td>
<td></td>
<td>DPW</td>
<td>Permits</td>
</tr>
</tbody>
</table>

Key: DPW – Los Angeles County Department of Public Works. DRP, Los Angeles County Department of Regional Planning
PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT2007000002/RZCT2007000004/RCUP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of $3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Oeotechnical Engineering Investigation - dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
   a. Construct a 16-ft. high temporary noise - sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
   b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and is proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures - inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
   a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
   b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
   c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
   d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
   e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
   f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis - Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant: Omni Enterprises, LLC

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project

Staff

Mitigation Monitoring Plan
CUP No. 2007-00073-(5)
Page 3 of 3
PROJECT DESCRIPTION
The project is a request for conditional use permit modification to authorize modification and/or elimination of the conditions of approval associated with the Board of Supervisors' October 30, 2012 approval to (a) authorize on-site grading in excess of 100,000 cubic yards and (b) ensure consistency with the Development Program ("-DP") overlay zoning on the site subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit] and 8[expiration if not vested] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but
not limited to, depositions, testimony, and other assistance provided to permittee or
permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of
the amount on deposit, the permittee shall deposit additional funds sufficient to bring
the balance up to the amount of $5,000.00. There is no limit to the number of
supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental
deposit may exceed the minimum amounts defined herein. Additionally, the cost for
collection and duplication of records and other related documents shall be paid by
the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of
competent jurisdiction, the permit shall be void and the privileges granted hereunder
shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the permittee,
or the owner of the subject property if other than the permittee, shall promptly provide
a copy of the grant and its conditions to the transferee or lessee of the subject
property.

8. In the event that Vesting Tentative Tract Map No. 068400 should expire without the
recordation of a final map, this grant shall terminate upon the expiration of the
tentative map. Entitlement to the use of the property thereafter shall be subject to the
regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the
conditions of this grant and any law, statute, ordinance, or other regulation applicable
to any development or activity on the subject property. Failure of the permittee to
cease any development or activity not in full compliance shall be a violation of these
conditions.

If additional inspections are required to ensure compliance with the conditions of this
grant, or if any inspection discloses that the subject property is being used in violation
of any one of the conditions of this grant, the permittee shall be financially responsible
and shall reimburse Regional Planning for all additional enforcement efforts
necessary to bring the subject property into compliance. The amount charged for
additional inspections shall be $200.00 per inspection, or the current recovery cost
at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable
library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.246 of
the County Code. The subdivider shall pay the fees in effect at the time of payment,
pursuant to Section 22.246.060. Questions regarding fee payment can be directed to
the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment
upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends Monday, April 29, 2019, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program (“MMP”), which are incorporated by this reference as if set forth fully herein.

13. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.

14. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.150.110 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning (“Director”).

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the permittee shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CONDITIONAL USE PERMIT MODIFICATION SPECIFIC CONDITIONS

23. Conditions of approval for Conditional Use Permit No. 200700073 (“CUP”), which the Los Angeles County Board of Supervisors originally adopted on October 30, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated November 7, 2018, or Revised Exhibit “A” approved by the Director.

25. Condition No. 39 of the original conditions of approval for the CUP is hereby revised as follows:

The following development standards are permitted for the project:

(Building Heights)
   a) Buildings No. 2 through 22: To allow a maximum height of 36 feet and nine inches.
   b) Buildings No. 23 and 24: To allow a maximum height of 49 feet six inches.

(Walls and Fences)
   a) Lot Nos. 2 - 4: To allow a wall/fence height up to nine feet within the required side and rear yard setbacks.
   b) Lot No. 5: To allow a wall/fence height up to eight feet within the required front yard setback and to allow a wall/fence height up to nine feet within the side and rear yard setbacks.
c) Lot No. 6: To allow a wall/fence height up to eight feet within the required rear and side yard setbacks

26. This application makes minor updates to the CUP to reflect the currently proposed design and amended vesting tentative tract map. Any subsequent application to further modify the CUP which does not relate to building setbacks or to building or wall heights, shall not be considered the same of substantially the same application for purpose of County Code Section 22.236.020 and may be filed within one year of final action on this CUP modification.

Attachments:
Subdivision Committee reports


Burden of Proof
Minor Modification to Conditional Use Permit Case No. 2007-00073-(5)
And Administrative Housing Permit

Application Request

The Los Angeles County Board of Supervisors in 2012 approved a General Plan Amendment, Zone Change, Vesting Tentative Tract Map, Conditional Use Permit, Mobilehome Permit, Parking Permit and Housing Permit to authorize development of 318 multi-family residential units, including 75 market-rate senior units, at 4241 E. Live Oak Avenue. On April 16, 2019, the Hearing Officer approved an amendment to the Vesting Tentative Tract Map and minor modification of the Conditional Use Permit to reduce the project to 303 units and to authorize other design changes.

This application requests minor revisions to the conditions of approval of the approved Conditional Use Permit No. 2007-00073-(5) to eliminate the requirement that the project set aside 75 units for seniors at a market rate. The applicant proposes instead to set aside 14 rental units within two apartment buildings located within the project for very low income households. Concurrent with this application, the applicant is requesting an administrative housing permit to perfect the requirement that 14 units be set aside for very low income households and to grant a 14% density bonus. The density bonus would have been required in 2012 when the senior housing requirement was imposed, but is not needed under current state density bonus law and the current General Plan category applicable to the property. No changes to the project design are proposed.

I. The Burden of Proof for Conditional Use Permit Case No. 2007-00073-(5) as Modified is Satisfied as Required By Section 22.56.040

The Board of Supervisors found previously that development of the site with a multi-family residential community met the following burdens of proof when it approved Conditional Use Permit Case No. 2007-00073-(5) in October, 2012.

A. The requested use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the area.

B. The requested use at the location will not be materially detrimental to the use, enjoyment, or valuation of property of other persons in the vicinity of the site.

C. The requested use at the location will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

D. The site of the proposed project is appropriate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area.
E. The proposed project site is adequately served by nearby highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic the project will generate and by other public or private service facilities as are required.

This request would eliminate the requirement that 75 units be set aside for seniors at a market rate. Instead, the applicant proposes to set aside 14 units for very low income households, which would be enforceable through an administrative housing permit filed concurrently with this application. The requested modification is minor and does not change the conclusions of the Board of Supervisors when it approved the conditional use permit. The site was approved for a multi-family residential project and the site will still be developed with a multi-family residential project.

Eliminating the requirement for 75 market-rate senior units will not change the project in any way that would: adversely affect the health, peace, comfort or welfare of persons residing or working in the area; be materially detrimental to the use, enjoyment or valuation of property or other persons in the vicinity of the site; or jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The impact to the surrounding community of a 303-unit multi-family project, including 75 market-rate seniors, is not substantially different from the impact of a 303-unit condominium project, including 14 very low income units. In fact, in meetings with the community, nearby residents disfavored the market-rate seniors because they do not provide a real community benefit. Seniors are not precluded from renting within the community and affordable housing provides an actual public benefit. The local town council has provided a letter in support of the change.

The project site was sufficiently large to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 when 318 units were proposed, and again was found to be suitable at 303 units under the current design. Similarly, the project was served adequately by highways, streets, and services for 318 units, and remained so with 303 units with the current design. No changes to the approved design are proposed.

II. The Modified Conditional Use Permit Will Not Materially Deviate From the Terms and Conditions Imposed in the Previously Approved Conditional Use Permit

The application requests minor revisions to the conditions of approval of the conditional use permit to eliminate the requirement that 75 units be set aside as market-rate senior units. The project as proposed remains a multi-family residential development, and is not substantially different from the project approved by the Board of Supervisors in 2012. Seniors will be free to rent units at the property at market rates. And the applicant proposes to substitute a new requirement through an administrative housing permit that 14 units be set aside for very low income households. The affordable units will provide a public benefit, whereas market research has determined that there is low demand for market-rate senior units. The market-rate rents are too high for most seniors and those that can afford the rents
are not precluded from renting within the community. The modified conditions will not substantially alter or materially deviate from the terms and conditions of the approved project.

III. Approval of the Application is Necessary to Allow the Reasonable Operation and Use Granted in the Conditional Use Permit

Numerous equity investors have rejected this project because market research finds there is not sufficient demand for 75 market-rate senior units at this property. Market rate rents are too high for the average senior on a fixed income and the community make-up does not support such demand for senior housing generally. The community disfavors the market-rate senior housing requirement because it does not provide a public benefit. The nearby residents have expressed support for affordable housing at the site to meet an unmet housing need within their community. Accordingly, the project modifications are necessary to respond to current market conditions and the minor changes to the conditions of the conditional use permit are necessary to allow the reasonable use granted by the Board of Supervisor’s approval of the project.

IV. The Proposed Use Will Be Consistent with the General Plan

The project site is depicted on the County General Plan map as H30. Multi-family residential development is consistent with the land use category, and the current category would allow for development of up to 341 units, which is more than the proposed project. The request to provide affordable housing will assist the County to achieve its regional housing needs goals and promotes important plan policies encouraging a range of affordable housing options throughout the County.

V. The Proposed Project at the Location Proposed Has Been Designed to Be Complementary to the Surrounding Area in Terms of Land Use Pattern and Design

This application requests no design changes to the project, which includes enhanced landscaping, setbacks and stepbacks and perimeter walls to complement the surrounding area.

VI. The Proposed Project Will Assist in Satisfying Housing Needs and is Viable in Terms of Continuing Availability to Meet Such Housing Needs

The request will eliminate a requirement to provide market-rate senior units where the equity market and market research have both determined that there is not sufficient demand for those units. Rather than have those units potentially sit empty, the applicant proposes to instead set aside 14 units for very low income households. There is sufficient demand for affordable housing and the project will assist the County in meeting its regional housing needs by providing affordable housing.
ADDENDUM TO ADOPTED MITIGATED NEGATIVE DECLARATION FOR SECOND MENDMENT TO VESTING TENTATIVE TRACT MAP NO. TR068400-2 RPPL2019002726 CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002727 ADMINISTRATIVE HOUSING PERMIT NO. RPPL2019002730

Vesting Tentative Tract Map No. 068400 was approved by the Los Angeles County (“County”) Board of Supervisors on October 3, 2012. The approval amended the site’s County General Plan land use designation, changed the site’s zoning, approved the vesting tentative tract map that authorized the creation of multi-family residence lots developed with 318 attached residential condominium units within several detached buildings, approved modifications for setbacks and heights, approved the closure of a mobilehome park, and allowed shared parking and a density bonus resulting in a 75-unit senior citizen housing set-aside on 12.05 gross acres within the South Arcadia Zoned District of the South Monrovia Islands.

The purpose of the requested amendment is to incorporate a 14-dwelling unit housing set-aside for lease to very low income households. The proposed change would substitute for the currently approved 75-dwelling unit senior citizen housing set-aside.

The applicant has stated that the above modifications are necessary to replace 75-dwelling unit senior citizen housing proposed as part of the density bonus authorized in the 2012 tentative map approval.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but and none of the conditions described in Section 15162 are present. Staff of the County Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. With respect to the incorporation of very low affordable housing unit set-asides, no new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development have been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously certified and adopted Mitigated Negative Declaration provides adequate environmental analysis for the proposed project as amended since no change in development activity is anticipated.
CONDITIONS OF APPROVAL
PROJECT NO. TR068400-(5)
VESTING TENTATIVE TRACT MAP NUMBER 068400-(5)

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 2007-00073-(5) ("CUP"), Mobilehome Permit No. 2010-00003-(5) ("Mobilehome Permit"), Parking Permit No. 2008-00002-(5) ("Parking Permit"), Housing Permit No. 2010-00001-(5) ("Housing Permit"), and the Mitigation Monitoring Plan ("MMP") associated with the Mitigated Negative Declaration ("MND") for this project, all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 068400-(5) ("Vesting Map"). A copy of the MMP is attached to these conditions and made a part hereof.

2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

3. Recordation of the final map or any final unit map is contingent upon adoption by the Board of the related General Plan Amendment No. 2007-00002-(5) ("Plan Amendment"), which is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map by amending the project site's land use designation from Category 1 (Low-Density Residential) to Category 3 (Medium-Density Residential), and the related Zone Change No. 2007-00004-(5) ("Zone Change"), which is a request to amend the site's zoning designation from Zone C-3 (Unlimited Commercial), Zone R-3-P (Combined Limited Multiple Residence and Parking), and Zone R-A (Residential Agricultural), to Zone R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units Per Net Acre – Development Program).

4. Prior to the recordation of the final map or any final unit map, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the conditions of the associated CUP, Mobilehome Permit, Parking Permit, and Housing Permit have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder").

5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this entire grant shall be void and the privileges granted hereunder shall lapse.

6. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, which action is brought within the applicable time period of section 66499.37 of the California Government Code, or any other applicable
limitation period. The County shall notify the subdivider of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with section 2.170.010 of the County Code.

8. This grant shall expire within the times and pursuant to the terms specified in Title 21 of the County Code and/or the California Subdivision Map Act.

9. Except as otherwise specified in the conditions of approval for the related CUP, the subdivider shall conform to the applicable requirements of Zone R-3-24U-DP.

10. Permission is granted to adjust lot lines between units subject to the review and approval of Regional Planning.

11. Permission is granted to record multiple final maps. Each final unit map that is recorded shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan and Title 22 of the County Code. The boundaries of any final unit map to be recorded by the subdivider shall be subject to the review and approval of the Regional Planning Subdivision Committee ("Subdivision Committee").

12. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of the Subdivision Committee, an updated phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, the expected boundaries and phasing of all future
final unit maps, and a summary sheet indicating the number and type of all lots shown, including the lots' parking breakdown by phase, on the current and previous final unit maps.

13. The subdivider shall label the project's interior driveways and fire access lanes as "Private Driveway and Fire Lane" on all applicable final unit maps.

14. The subdivider shall construct or bond with the County Department of Public Works ("Public Works") for the construction of paved driveways within the project boundary in the widths shown on the approved Exhibit "A," to the satisfaction of Regional Planning and the County Fire Department ("Fire Department").

15. The project shall contain at least 75 dwelling units reserved for occupancy by persons aged 55 years and older, which units shall be contained within the 75-unit condominium tower located on the southern portion of the project site, as depicted in the approved Exhibit "A." These senior units shall be compatible with the design of the project's non-senior units in terms of appearance, materials, and visual, architectural, and finished quality.

16. Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the issuance by the County of a certificate of occupancy for the project, 75 dwelling units for exclusive occupancy by persons aged 55 and older.

17. The project shall comply at all times with all federal and State fair housing laws, and all federal and State statutes governing "housing for older persons," as that phrase is defined in the applicable federal and State statutes, including but not limited to, section 3601, et seq., of Title 42 of the United States Code, section 12955, et seq., of the California Government Code, and section 51, et seq., of the California Civil Code, and all regulations promulgated thereunder.

18. Prior to recordation of any final unit map, the subdivider shall submit a copy of the project's proposed covenants, conditions, and restrictions ("CC&Rs") to the Director of Regional Planning ("Director") for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

19. The CC&Rs for the project shall provide for the continuous maintenance of the common areas, including driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Director.

20. The CC&Rs for the project shall grant all residents of the project the right to use the internal driveway system and guest parking spaces throughout the subdivision.
21. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours following their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The CC&Rs for the project shall establish a method and protocol for the removal of graffiti and other extraneous markings prohibited by this condition.

22. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

23. Prior to obtaining the approval of any final map, the subdivider shall submit an amended tentative map and an amended Exhibit "A" to Regional Planning for review and approval which shall include the following modifications to the Project:

A. Modifications to building footprints, access, landscaping, parking, and walkways associated with reducing visible garage frontages and providing an enhanced walking environment along the private driveways/fire lanes.

B. All modifications required by Public Works and the Fire Department so that the Project's proposed exit-only passageway onto Live Oak Avenue becomes a combined entrance/exit passageway.

C. A modification showing a new private walkway along Building No. 24 which connects to the public sidewalk on Live Oak Avenue.

D. A modification showing no less than two additional landscaped tree planters adjacent to the surface parking north of Building No. 25 to provide shade cover, at a minimum, to every sixth parking stall.

24. Prior to obtaining the approval of any final map, the subdivider shall submit to Regional Planning for review and approval a private driveway/fire lane cross-section depicting the curb face design along Building Nos. 8 through 14. The subdivider shall submit evidence to Regional Planning that the Fire Department has verified that any curb provided to protect landscaped planters is acceptable in terms of fire access and safety.

25. The subdivider shall place a note or notes on the applicable final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for 318 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
26. The subdivider shall remove all existing structures on the subject property, including any mobilehome units and accessory structures. Prior to the approval of any final map, the subdivider shall submit to Regional Planning a copy of any demolition permit or other proof, to the satisfaction of Regional Planning, that all existing structures will be or have been removed.

27. The subdivider shall plant not less than 99 trees, amounting to a minimum of one tree for every 5,000 square feet of net project area, of non-invasive species throughout the landscaped and common areas of the subject property. Prior to the approval of any final map, the subdivider shall submit to Regional Planning for review and approval a site plan or landscape plan depicting the location and species of each tree intended to be planted, and shall post a bond with Public Works, or provide other assurances to the satisfaction of Regional Planning, ensuring that the planting of the required trees will occur.

28. Within three (3) days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game ("Fish and Game") pursuant to section 711.4 of the California Fish and Game Code. The subdivider shall pay the fee in effect at the time of the filing of the NOD, currently $2,101.50 for a Mitigated Negative Declaration plus a $75 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

29. The conditions, changes, and/or mitigation measures set forth in the MND and the associated MMP are incorporated by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval prior to the recordation of each final unit map describing the status of the subdivider's compliance with the required project conditions, changes and/or mitigation measures.

30. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the CUP, Mobilehome Permit, Parking Permit, and Housing Permit, which are incorporated by this reference, and all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.
31. Within 30 days following the final approval date of this grant, the subdivider shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. Prior to recordation, the subdivider shall submit a draft of the covenant to Regional Planning for review and approval.

32. Within 30 days following the final approval date of this grant, the subdivider shall deposit the sum of $3,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.

33. The subdivider shall not obtain any grading permit for the project prior to the recordation of any final unit map, unless the applicant submits a Revised Exhibit "A" to Regional Planning for review and approval, and the Director determines that the proposed grading conforms to the conditions of this grant, and to the conditions of the CUP.

34. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the subdivider shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.

Attachments:
Mitigation Monitoring Program (Pages 1-3)
Subdivision Committee Reports (Pages 1-22)
<table>
<thead>
<tr>
<th>Noise</th>
<th>Project Applicant</th>
<th>DPW</th>
<th>Project Applicant</th>
<th>DPW</th>
<th>Project Applicant</th>
<th>DPW</th>
<th>Project Applicant</th>
<th>DPW</th>
<th>Project Applicant</th>
<th>DPW</th>
<th>Project Applicant</th>
<th>DPW</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Air Quality</td>
<td></td>
<td>Appropriate sound barriers should be used during construction operations.</td>
<td></td>
<td>Appropriate sound barriers should be used during construction operations.</td>
<td></td>
<td>Appropriate sound barriers should be used during construction operations.</td>
<td></td>
<td>Appropriate sound barriers should be used during construction operations.</td>
<td></td>
<td>Appropriate sound barriers should be used during construction operations.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Construction</td>
<td></td>
<td>Materials and equipment used to minimize noise should be used during construction operations.</td>
<td></td>
<td>Materials and equipment used to minimize noise should be used during construction operations.</td>
<td></td>
<td>Materials and equipment used to minimize noise should be used during construction operations.</td>
<td></td>
<td>Materials and equipment used to minimize noise should be used during construction operations.</td>
<td></td>
<td>Materials and equipment used to minimize noise should be used during construction operations.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Plan Check</td>
<td></td>
<td>Appropriate noise mitigation measures should be used during construction operations.</td>
<td></td>
<td>Appropriate noise mitigation measures should be used during construction operations.</td>
<td></td>
<td>Appropriate noise mitigation measures should be used during construction operations.</td>
<td></td>
<td>Appropriate noise mitigation measures should be used during construction operations.</td>
<td></td>
<td>Appropriate noise mitigation measures should be used during construction operations.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Project Applicant</td>
<td></td>
<td>Implementing noise mitigation measures discussed in the toe.</td>
<td></td>
<td>Implementing noise mitigation measures discussed in the toe.</td>
<td></td>
<td>Implementing noise mitigation measures discussed in the toe.</td>
<td></td>
<td>Implementing noise mitigation measures discussed in the toe.</td>
<td></td>
<td>Implementing noise mitigation measures discussed in the toe.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Construction</td>
<td></td>
<td>All construction equipment, stationary and mobile, operating on or near the project site must be equipment that is capable of meeting operating noise standards.</td>
<td></td>
<td>All construction equipment, stationary and mobile, operating on or near the project site must be equipment that is capable of meeting operating noise standards.</td>
<td></td>
<td>All construction equipment, stationary and mobile, operating on or near the project site must be equipment that is capable of meeting operating noise standards.</td>
<td></td>
<td>All construction equipment, stationary and mobile, operating on or near the project site must be equipment that is capable of meeting operating noise standards.</td>
<td></td>
<td>All construction equipment, stationary and mobile, operating on or near the project site must be equipment that is capable of meeting operating noise standards.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Noise Load</td>
<td></td>
<td>Noise levels at the project site must be reduced by implementing noise control measures.</td>
<td></td>
<td>Noise levels at the project site must be reduced by implementing noise control measures.</td>
<td></td>
<td>Noise levels at the project site must be reduced by implementing noise control measures.</td>
<td></td>
<td>Noise levels at the project site must be reduced by implementing noise control measures.</td>
<td></td>
<td>Noise levels at the project site must be reduced by implementing noise control measures.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Permits</td>
<td></td>
<td>All construction activities must be conducted in conformance with the approved project permits.</td>
<td></td>
<td>All construction activities must be conducted in conformance with the approved project permits.</td>
<td></td>
<td>All construction activities must be conducted in conformance with the approved project permits.</td>
<td></td>
<td>All construction activities must be conducted in conformance with the approved project permits.</td>
<td></td>
<td>All construction activities must be conducted in conformance with the approved project permits.</td>
<td></td>
</tr>
</tbody>
</table>

**Exhibit G**

Mitigation Monitoring Program

TR008400/RENY720070062/RPAI72007000/RZCCT200700000/RCCP17200700073
<table>
<thead>
<tr>
<th>Plan</th>
<th>DWP</th>
<th>Project Applicant</th>
<th>DWP</th>
<th>Project Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan</td>
<td>DWP</td>
<td>Implementation Report</td>
<td>DWP</td>
<td>Implementation Report</td>
</tr>
<tr>
<td>Mitigate</td>
<td>DPW</td>
<td>Project Applicant</td>
<td>DPW</td>
<td>Project Applicant</td>
</tr>
<tr>
<td>DPW</td>
<td>Project Applicant</td>
<td>DPW</td>
<td>Project Applicant</td>
<td></td>
</tr>
<tr>
<td>Implementation Report</td>
<td>DWP</td>
<td>Project Applicant</td>
<td>DWP</td>
<td>Project Applicant</td>
</tr>
</tbody>
</table>

**Water Conservation**

- Close leaks in Highland's water system to minimize water losses.
- Use high-efficiency toilets to reduce water consumption.
- Utilize water-efficient showerheads and faucets to minimize water usage.
- Implement water-efficient landscaping techniques to reduce water use.
- Use dual-flush toilets and low-flow showerheads.
- Use water-efficient dishwashers and laundry machines.
- Utilize low-emission vehicles for water delivery and maintenance.
- Use water-efficient irrigation systems.
- Implement water-efficient landscaping techniques.

**Energy Conservation**

- Reduce energy consumption in buildings.
- Use high-efficiency lighting systems to reduce energy use.
- Utilize high-efficiency window treatments to reduce energy consumption.
- Use high-efficiency appliances to reduce energy consumption.
- Implement energy-efficient building designs.
- Use high-efficiency heating and cooling systems.
- Use high-efficiency insulation and密封.

**Air Quality**

- Minimize air pollution from vehicles.
- Use low-emission vehicles for water delivery and maintenance.
- Use energy-efficient building designs.
- Use high-efficiency heating and cooling systems.
- Use high-efficiency insulation and密封.
- Use energy-efficient appliances.

**Mitigation Measures**

- Implement water-efficient landscaping techniques.
- Use high-efficiency window treatments to reduce energy consumption.
- Use high-efficiency lighting systems to reduce energy use.
- Use dual-flush toilets and low-flow showerheads.
- Use water-efficient dishwashers and laundry machines.
- Use water-efficient irrigation systems.
- Use water-efficient landscaping techniques.

**Reporting**

- Report water use and energy consumption regularly.
- Report air pollution levels regularly.
- Report energy efficiency improvements regularly.
- Report water conservation efforts regularly.
- Report air quality improvements regularly.
PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT200700002/RZCT200700004/RCP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of $3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addenda thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
   a. Construct a 16-ft. high temporary noise -sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
   b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer’s specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
   a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
   b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
   c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
   d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
   e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
   f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant: Prime Enterprises, LLC
[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project

Mitigation Monitoring Plan
VTTM No. 068400-(5)
Page 3 of 3
The following reports consisting of 17 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. 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.

Rev. 02-19-2009
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., 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 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 first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by John Chin
Phone (626) 458-4918
Date 02-09-2009
1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 07/14/08 to the satisfaction of the Department of Public Works.

Name: Christopher Sheppard

Date: 1/22/2009

Phone: (626) 458-4921
The following Information is applicable to this division of land:

- The Final Map does not need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-2-09 is attached.
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 600 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

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

Tentative Tract Map 62400
Location South Arcadia
Developer/Owner Prime Enterprises, LLC
Engineer/Architect BAE Engineering
Soils Engineer Gecon (P.N. A9455-05-01A)
Geologist

Review of:
Revised Tentative Tract Map and Exhibit Dated by Regional Planning 177/09
Soils Engineering Report Dated 9/12/07
Previous review sheet dated 9/28/08

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

REMARKS:
At the grading stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by Reviewed by
Date 2/2/09


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.

No. 067569
EX1 6901-9

Subdivision Committee Report
VTTM No. '088400-(5)
Page 6 of 22
COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
TRACT MAP NO. 068400  
TENTATIVE MAP DATED 01-07-2009  
EXHIBIT MAP DATED 01-07-2009

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name: Jason Flood  
Date: 2/17/09  
Phone: (626) 458-4921

The document is signed by Jason Flood with the date and phone number provided.
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.

6. All egress traffic from "A" Driveway 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. The entry gate on "D" Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

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. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.

18. Provide a left-turn lane on Mayflower Avenue at “A” Driveway to the satisfaction of Public Works.

19. 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.
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.

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

21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Allan Chan  
Phone (626) 458-4921  
Date 02-09-2009
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.
Mr. Bruce Chow  
February 9, 2009  
Page 2

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. 88460
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.

FILE COPY
Mr. David S. Shender
September 13, 2007
Page 2

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) 300-4828.

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)
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 provide a replacement sewage disposal system for the existing sewer house laterals serving lots fronting Live Oak Avenue and shall provide continuous and uninterrupted sewer service, including but not limited to operation and maintenance of the private sewer house laterals until such time the outlet sewer system is accepted for public use. A bond shall be posted to the satisfaction of Public Works.

2. 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.

3. If necessary, the subdivider shall comply with current sewer easement vacation procedures and shall post a sewer easement vacation bond to the satisfaction of Public Works.

4. If necessary, install off-site sewer house laterals to serve existing lots fronting Live Oak Avenue to the satisfaction of Public Works.

5. Comply with the mitigation measures as identified in the approved sewer area study (PC 12053AS, dated 12-09-2008) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

6. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.

7. 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.
8. Easements are required, subject to review by Public Works to determine the final locations and requirements.

9. Private easements are required and shall be dedicated by separate instruments in favor of existing lots fronting Live Oak Avenue. The separate instruments are subject to review by Public Works to determine the final locations and requirements.

Prepared by Allen Ma
Phone (626) 458-4921 Date Rev. 02-18-2008
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 required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.

4. Easement 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.

5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Massoud Esfahani  
Phone (626) 458-4921  
Date 02-09-2009
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 3,500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. _2_ 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 _7_ 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 may be required during the building permit process.

- Hydrants and fire flows are adequate to meet current Fire Department requirements.

- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The current water system is adequate per Fire Flow test perform by Golden State Water Company. The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

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: ___ ___ ___ ___ ___ Date: February 4, 2009

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

Subdivision Committee Report
VTTM No. 068400-(5)
Page 18 of 22
CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68400  Map Date January 07, 2009 - Ex. A
C.U.P.  Vicinity Map 0166C

☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angelino Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Jean C. Patillo  Date February 4, 2009

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

Subdivision Committee Report
VTTM No. 068400-(S)
LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT

Tentative Map # 68400
DRP Map Date: 01/07/2009
SCM Date: 11
Report Date: 10/05/2010
Map Type: REV (REV RECEIVED)

Total Units 318 = Proposed Units 318 + Exempt Units 0

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: 2.23 |
| IN-LIEU FEES: $692,386 |

Conditions of the map approval:

The park obligation for this development will be met by:
The payment of $692,386 in-lieu fees.

Trails:
No trails.

Comments:
***The In-Lieu Fee has been updated to $692,386 from $688,642 to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.

***Advisory:
The Representative Land Values (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 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

Subdivision Committee Report
VTTM No. 068400-(5)
Page 20 of 22
LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET

Tentative Map #: 68400
DRP Map Date: 01/07/2009
SMC Date: / /
Report Date: 10/05/2010
Park Planning Area #: 5
ARCADIA ISLANDS
Map Type: REV, (REV RECD)

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

\[(P)\text{People} \times (0.003) \text{Ratio} \times (U)\text{Units} = (X)\text{acres obligation}\]

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

Where:

- \(P\) = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census. Assume 1 people for detached single-family residences; Assume 2 people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume 3 people for apartment houses containing five or more dwelling units; Assume 4 people for mobile homes.

- \(\text{Ratio}\) = 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.

- \(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

<table>
<thead>
<tr>
<th>Total Units</th>
<th>318</th>
<th>Proposed Units</th>
<th>318 + Exempt Units</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>People*</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached S.F. Units</td>
<td>3.37</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>4.72</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>2.34</td>
<td>0.0030</td>
<td>318</td>
<td>2.23</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>1.62</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Exempt Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Acre Obligation</td>
<td>2.23</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Park Planning Area = 5: ARCADIA ISLANDS

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@0.0030</td>
<td>2.23</td>
<td>$310,487</td>
<td>$692,386</td>
</tr>
</tbody>
</table>

Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Provided Acres Credit:</td>
<td>0.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Public Land Cred.</th>
<th>Priv. Land Cred.</th>
<th>Net Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.23</td>
<td>0.00</td>
<td>0.00</td>
<td>2.23</td>
<td>$310,487</td>
<td>$692,386</td>
</tr>
</tbody>
</table>

Supv D 6th
October 06, 2010 08:48:38
QMB01,F1RX

Subdivision Committee Report
VTIM No. 068400-(5)
Page 21 of 22
February 4, 2009

Tract Map No. 068400

Vicinity: Los Angeles

Tentative Tract Map Date: January 7, 2009 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Vesting Tentative Tract Map 068400 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by Golden State Water Company, a public water company.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #15 as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Becky Valenti, B.H.S. IV
Land Use Program
CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2018-001165-(5)
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 068400-1
RPPL2018000831

PROJECT DESCRIPTION
The project is a request for authorization to amend a tentatively approved tract map to create six multi-family residence lots developed with 303 attached residential condominium units and private recreation within 24 detached buildings on 11.36 acres within the South Monrovia Islands community in the South Arcadia Zoned District subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property, if other than the subdivider, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit] and 8[expiration if not vested] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but
If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.246 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.246.060. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **Monday, April 29, 2019**, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

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

14. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.238.020 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the subdivider shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

AMENDMENT TO THE VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. Conditions of Approval for Vesting Tentative Tract Map No. TR068400 (“Vesting Map”), which the Los Angeles County Board of Supervisors originally adopted on October 30, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.

25. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated November 7, 2018, or Revised Exhibit “A” approved by the Director.

26. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning and Public Works.

Attachments:
Subdivision Committee reports
CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2018-001165-(5)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2018000842

PROJECT DESCRIPTION
The project is a request for conditional use permit modification to authorize modification and/or elimination of the conditions of approval associated with the Board of Supervisors' October 30, 2012 approval to (a) authorize on-site grading in excess of 100,000 cubic yards and (b) ensure consistency with the Development Program ("-DP") overlay zoning on the site subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit] and 8[expiration if not vested] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but
not limited to, depositions, testimony, and other assistance provided to permittee or permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.246 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.246.060. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends **Monday, April 29, 2019**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.

14. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.150.110 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the permittee shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CONDITIONAL USE PERMIT MODIFICATION SPECIFIC CONDITIONS

23. Conditions of approval for Conditional Use Permit No. 200700073 (“CUP”), which the Los Angeles County Board of Supervisors originally adopted on October 30, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated November 7, 2018, or Revised Exhibit “A” approved by the Director.

25. Condition No. 39 of the original conditions of approval for the CUP is hereby revised as follows:

The following development standards are permitted for the project:

(Building Heights)
   a) Buildings No. 2 through 22: To allow a maximum height of 36 feet and nine inches.
   b) Buildings No. 23 and 24: To allow a maximum height of 49 feet six inches.

(Walls and Fences)
   a) Lot Nos. 2 - 4: To allow a wall/fence height up to nine feet within the required side and rear yard setbacks.
   b) Lot No. 5: To allow a wall/fence height up to eight feet within the required front yard setback and to allow a wall/fence height up to nine feet within the side and rear yard setbacks.
c) Lot No. 6: To allow a wall/fence height up to eight feet within the required rear and side yard setbacks

26. This application makes minor updates to the CUP to reflect the currently proposed design and amended vesting tentative tract map. Any subsequent application to further modify the CUP which does not relate to building setbacks or to building or wall heights, shall not be considered the same of substantially the same application for purpose of County Code Section 22.236.020 and may be filed within one year of final action on this CUP modification.

Attachments:
Subdivision Committee reports
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

http://planning.lacounty.gov/case/view/project_no_tr068400-1_vesting_tentative_tract_map_no_068440_condition_al_u/
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
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: [http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf](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 street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

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.

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

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

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

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.

### Table: Type of Dwelling Unit Obligation

<table>
<thead>
<tr>
<th>Type of dwelling unit</th>
<th>People *</th>
<th>Ratio 3.0 Acres/1000 People</th>
<th>Number of Units</th>
<th>Acre Obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached S.F. Units</td>
<td>3.37</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &lt; 5 Units</td>
<td>4.72</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>M.F. &gt;= 5 Units</td>
<td>2.34</td>
<td>0.0030</td>
<td>303</td>
<td>2.13</td>
</tr>
<tr>
<td>Mobile Units</td>
<td>1.82</td>
<td>0.0030</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Exempt Units</td>
<td></td>
<td></td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>303</td>
<td>2.13</td>
</tr>
</tbody>
</table>

### Table: Acre Obligation

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Acre Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Base Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>@ (0.0030)</td>
<td>2.13</td>
<td>$310,487</td>
<td>$660,437</td>
</tr>
</tbody>
</table>

### Table: Lot # Acre Credit

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Provided Space</th>
<th>Provided Acres</th>
<th>Credit (%)</th>
<th>Acre Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
<td>100.00%</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>Total Provided Acre Credit:</strong> 0.00</td>
</tr>
</tbody>
</table>

### Table: Acre Obligation

<table>
<thead>
<tr>
<th>Acre Obligation</th>
<th>Net Obligation</th>
<th>RLV / Acre</th>
<th>In-Lieu Fee Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.13</td>
<td>0.00</td>
<td>2.13</td>
<td>$310,487</td>
</tr>
</tbody>
</table>
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

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
HALF-MILE RADIUS LOCATOR MAP
PROJECT NO. 2019-001843-(5)
TR068400-2 RPPL2019002726
3-MILE RADIUS LOCATOR MAP
PROJECT NO. 2019-001843-(5) TR068400-2 RPPL2019002726
Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2017

Los Angeles County
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
Figure 1 View from Live Oak Avenue

Figure 2 View from Mayflower Avenue