

Rodriguez, Jane

From: Tyler, Sid
Sent: Monday, March 03, 2008 3:28 PM
To: Rodriguez, Jane
Subject: Request for Call-up: 496 S. Arroyo Parkway

Jane: I wish to have the Council consider calling for review the above proposed project, which was approved by a Hearing Officer for a Vesting Tentative Tract Map on Feb. 20. Will you please have the matter agendized for the Council.

Thank you.

Sid Tyler

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CITY OF PASADENA

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PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

February 25, 2008

Patrick Chraghchian
American General Constructors
600 W. Broadway, #285
Glendale, CA 91202

**RE: Vesting Tentative Tract Map #069620
496 South Arroyo Parkway
Council District #6**

Dear Mr. Chraghchian:

Your application for a **Vesting Tentative Tract Map** at **496 South Arroyo Parkway** was considered by the **Hearing Officer** on **February 20, 2008**.

VESTING TENTATIVE TRACT MAP: To create one retail, two office, and 21 residential air parcels on one land lot for condominium purposes for a five-story mixed-used development. The Hearing Officer approved Affordable Housing Concession Permit #11586 for this project on January 17, 2007 and the Design Commission approved Concept Design Review for this project on March 26, 2007.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Hearing Officer that the Vesting Tentative Tract Map be **approved** with conditions listed in Attachments B, C, D, E and F and in accordance with submitted plans stamped **February 20, 2008**.

In accordance with Section 66463.5(a) of the Subdivision Map Act, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

*175 North Garfield Avenue · Pasadena, CA 91101-1704
(626) 744-4009
www.cityofpasadena.net*

Vesting Tentative Tract Map #069620

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You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

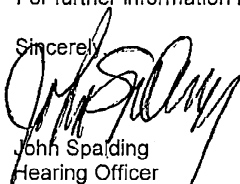
You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (March 3, 2008)**. The effective date of this case will be **March 4, 2008**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$5,687.40. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$2,843.70.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

An Initial Environmental Study recommending a Mitigated Negative Declaration was prepared for the construction of this project in November 2006. The Study found one potentially significant environmental impact, Cultural Resources, which was mitigated to a level of less than significant impact. The public review period was from November 29, 2006 to December 20, 2006. The Hearing Officer approved the project and Initial Environmental Study on January 17, 2007. The proposed Vesting Tentative Tract Map will not result in any new environmental impacts.

For further information regarding this case please contact **David Sinclair** at **(626) 744-6766**.

Sincerely,



John Spalding
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C, Attachment D, Attachment E, Attachment F

xc: City Clerk, City Council, City Manager, Acting City Manager, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
FINDINGS FOR VESTING TENTATIVE TRACT MAP #069620

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65451 in that while the proposed density of the Vesting Tentative Tract Map exceeds the maximum density allowed for this area of the CD-6 zoning district, the projects does so through the Density Bonus provisions of the Zoning Code and California State Law. The Vesting Tentative Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).*
2. *The design or improvements of the proposed subdivision is consistent with applicable general and specific plans in that the proposed density of the development exceeds the maximum allowable density through the Density Bonus provisions of the Zoning Code and California State Law and is consistent with the intent of mixed-use developments along South Arroyo Parkway. The proposed development is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).*
3. *The site is physically suitable for the type of development in that the site is a flat, rectangular shaped lot without unique topographical features. The site is similar in size and topography to other lots in the vicinity that are developed with multi-family residential uses. No Variances are required to develop the proposed project.*
4. *The site is physically suitable for the proposed density of development in that the proposed development complies with all applicable Zoning Code development standards, except number of units which is permitted to be exceeded through the Density Bonus provisions of the Zoning Code and California State Law, thereby ensuring appropriate density, open space, setbacks, and step-backs to achieve compatibility with existing densities in the vicinity.*
5. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in that the property and surrounding area is in an urbanized area and is developed with residential uses. There is no evidence of fish or wildlife habitat in the vicinity. The application has reviewed in accordance with the California Environmental Quality Act and was determined to be categorically exempt from further environmental study.*
6. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision and proposed multi-family residential development is compatible with existing residential and commercial land uses in the vicinity. The design of the development provides appropriate ventilation, light, and circulation within the development and among other existing developments in the vicinity. The development is within the maximum density allowed for the site. The applicant must obtain building permits for the project and must comply with all building and safety regulations.*
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that easements acquired for the public at large do not traverse the site of the proposed subdivision.*
8. *The discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards in that the project will be reviewed by the City's Building & Safety division, and any required sewer connection will be reviewed to ensure compliance with the applicable city regulations.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP #069620

The applicant or successor in interest shall comply with the following conditions:

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Vesting Tentative Tract Map submitted with this application and stamped, "Received for Hearing, February 20, 2008", except as modified herein.
2. The site/floor plans submitted for building permits shall substantially conform to the site/floor plans stamped "Received for Hearing, February 20, 2008", except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
3. The decision letter and all conditions of approval shall be integrated into the plans submitted for building plan check.
4. This project is subject to review and approval through the Design Review process.
5. All lot area not devoted to structures or paving shall be maintained in landscaping with a permanent underground irrigation system.
6. The common area portion of the site shall be maintained and kept in good condition at all times.
7. All utility substructures shall be located underground if applicable.
8. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
9. The proposed project, Case No. **PLN2007-00723**, shall meet the conditions of approval subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. Contact the Code Compliance Staff at (626) 744-4633 to schedule an inspection appointment time. The fees are to be paid to the cashier at the Permit Center located at 175 North Garfield Avenue, and the case number listed above must be provided. Failure to pay the required fees or deposit prior to initiating the approved land use entitlement may result in revocation proceeding of this entitlement.

ATTACHMENT C

MEMORANDUM - CITY OF PASADENA
Department Of Public Works

DATE: January 31, 2008

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Vesting Tentative Tract Map No. 069620
496 South Arroyo Parkway

The Department of Public Works has reviewed the application for Vesting Tentative Tract Map No. 069620 at 496 South Arroyo Parkway. The application is for the construction of one retail, two office, and 21 residential air parcels on one land lot for a five-story mixed-use condominium project. The approval of this tentative tract map should be based upon satisfying all of the following conditions:

1. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits and decorative sidewalk. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by City Council. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City Council before any permits are granted. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.
2. Arroyo Parkway will be improved as part of the City's SR 710 Mitigation Arroyo Parkway Enhancement Project. The construction work on the City's project began in June 2007. Construction of drive approaches and utility connections for the proposed development shall be coordinated with the City's project. No excavation in Arroyo Parkway will be permitted after completion of the City's project. Contact Bob Gardner, Principal Engineer, at (626) 744-4643 for the construction schedule and other pertinent details of the City's project.
3. The applicant shall pay \$37,300 or fee agreed by the City Engineer prior to the issuance of a building permit for the project's fair share of improvements within the public right-of-way that will be constructed as part of the City's Arroyo Parkway Enhancement Project. These improvements include removal and reconstruction of concrete curb & gutter, one driveway; two street trees (Date Palms, 25' Height) including custom tree grates & frames and uplighting system complete with appurtenances; street lighting electrical conduit system to support the uplights and future pedestrian (infill) lights; and one

custom trash receptacle. All public right-of-way improvements (except for utility connections) along the frontage of the parcel shall be the responsibility of the applicant; however, the City will construct the improvements as part of the Arroyo Parkway project prior to the payment from the applicant.

4. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
5. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
6. The applicant shall remove and salvage the existing W80 sign in conformance with the City approved Arroyo Parkway Enhancement Plan.
7. Sewage from subject property drains to 3,026 feet of sewer pipes in Arroyo Parkway from California Boulevard to Glenarm Street that may not conform to current design capacity standards. The applicant shall pay the city \$1,264 to perform an analysis of the impact of the project on the sewer system, and if warranted shall either upgrade the sewer segments, or, make a fair share of the cost of upgrades. If payment to the City is made, the City may use the funds to upsize the above mentioned reaches, or, may use these funds to correct other sewer deficiencies.
8. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant shall pay a sewer facility charge of \$26,555 to the City for the projects fair share of the deficiencies.
9. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
10. Plans must be submitted to the Department of Public Works for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
11. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
12. If water is pumped from the subterranean parking garage before discharging into the public right-of-way, the applicant shall install a drainage structure in private property to dissipate energy from the pumped water.
13. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk, or by a method approved by the Department of Public Works.
14. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

15. Pruning of street trees is required to facilitate the construction of the project, and it shall be done by the City's Parks and Natural Resources Division crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works a \$500 deposit, subject to refund or additional billing, for the City crew to prune the street trees.
16. The applicant shall install and permanently maintain an irrigation system for the trees on Arroyo Parkway. Tree locations will be finalized in the field by the Department of Public Works. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.
17. A composite utility plan showing the exact locations for proposed utility connections, existing utilities and proposed improvements in the public right-of-way (i.e. street trees, street lights, drainage structures, etc.) shall be submitted to the Department of Public Works for approval before any utility connection permits will be approved.
18. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, 2006 Edition, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.
19. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
20. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
21. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

22. Upon submission of the final tract map to the City for approval by the City Council, the applicant shall supply the City with 24 copies of the final map, and pay a flat fee of \$100 to have appropriate record quality copies of the recorded map made by the City for public record purposes and a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City Council approval, or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide landbase. The tract map shall be prepared using a computerized drafting system, it is required that the applicant's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS landbase map. The City of Pasadena's GIS Coordinate System must be used for the digital file.

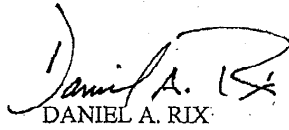
In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

- o New Residential Impact Fee Ordinance - Chapter 4.17 of the PMC
The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet can be obtained at the Permit Center's webpage at: <http://www.cityofpasadena.net/permitcenter/FEES/fees.asp>. The applicant shall make a payment based on the Residential Impact Fee Structure that was amended as of December 3, 2005. Payment of the fee to the City shall be made at the Permit Center at 175 North Garfield Avenue.
- o Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the Marengo Avenue frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
- o City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.
- o Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

- o Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/susmp.asp>.

If you have questions regarding the above conditions and requirements of the ordinances, please contact Sean Singletary, of this office, at (626) 744-4273.



DANIEL A. RIX
City Engineer

DAR:ss

ATTACHMENT D

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF TRANSPORTATION**

DATE: January 29, 2008

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: Transportation Administrator
Department of Transportation

RE: Tentative Tract Map No. 069620
496 South Arroyo Parkway


The Department of Transportation has reviewed the application for Tentative Tract Map No. 069620 located at 496 South Arroyo Parkway. The applicant is proposing to demolish an existing auto body shop and construct a five-story mixed-use development consisting of 21 condominium units, 4,050 square feet of retail, and 5,140 square feet of office space. It is the applicant's intent to develop the property with a five-story building over subterranean parking. The approval of this tentative tract map should be based upon satisfying all of the following conditions:

1. The project shall pay the newly established Traffic Reduction and Transportation Improvement Fee (TR-TIF). **Fee: \$73,871.80**

** The amount of the TR-TIF is based on 21 net new residential units with a waived fee for three affordable residential units. The amount is also based on 5,140 net new square feet of office, 4,050 net new square feet of retail, and credits the existing 8,000 square feet of industrial. This is subject to change based upon the final scope at the time of project approval.*

2. A circulation plan for the parking areas must be reviewed and approved by the Department of Transportation. The plan shall include the proposed striping/configuration of parking spaces to ensure that vehicles can safely enter and exit the parking area.
3. If proposed, the location of a new driveway gate shall be setback a minimum of 20 feet from the property line. The specific location shall be included on the site plan and reviewed and approved by the Department of Transportation prior to the issuance of a building permit.
4. The location(s) of bicycle parking shall be shown on the plans and approved by the Department of Transportation prior to the issuance of a building permit.
5. To minimize future on-street parking impacts, the City will not issue overnight parking permits to the future residents of this project. It is the developer's responsibility to disclose this restriction to future residents.

6. During construction, all construction materials, including temporary bins, must be stored on the site. Should the applicant need to use the public right-of-way for staging and/or storage during construction, a permit must be obtained from the Department of Public Works.



BAHMAN JANKA
Transportation Administrator

ECS:af

ATTACHMENT E
PASADENA WATER DIVISION
Check Sheet

VESTING TENTATIVE TRACT MAP NO.: 069620
DATE TENTATIVE MAP RECEIVED: January 7, 2008
LOCATION: 496 South Arroyo Parkway (D.S. 418)
DESCRIPTION: Create one retail, two office, and 21 residential air parcels on one land lot for condominium purposes in a five-story mixed use development.
DATE CHECK OF TENTATIVE MAP & ACCOMPANYING DATA COMPLETED: January 24, 2008

	<u>YES</u>	<u>NO</u>
Can the City serve the area in accordance with Water Rate Ordinance No. 4583?	X	
Are any easements or rights of way required?		X
Are special contracts required for reservoirs, pumping plants, or other uses?		X

REMARKS:

Pasadena Water and Power (PWP), Water Division, can serve water to this project. There is an 8-inch ductile iron main in Arroyo Parkway located 23.5 feet west of the east property line of Arroyo Parkway. There is also an 8-inch cast iron main in Arroyo Parkway 26 feet east of the west property line of Arroyo Parkway.

A portion of Arroyo Parkway was slurry sealed in 2007. Verify with the Public Works Department regarding any construction moratorium affecting this project.

The approximate water pressure range at the project site is 65-70 psi (pounds per square inch).

Currently, there is one water service to this site. All new water services will be reviewed when final building plans are submitted. PWP will install any new service at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation. (NOTE: Pasadena Water Service Rate Ordinance is applied to new services tapped off the main closest to the parcel when installed in the street under normal conditions and standard methods.) Payment must be received before the service is activated.

There is current fire flow information available in the vicinity of this project. The Pasadena Fire Department has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. They must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. If you would like to request a fire flow test for your site, please contact Larry Vasquez at (626) 744-4387.

All city cross-connection prevention policies must be adhered to. Please note that water lines are not permitted to cross lot lines to serve adjoining lots. Each parcel must have a separate water service.

Joseph Gachiri
Principal Engineer
Water Services Division

ATTACHMENT F
PASADENA POWER DIVISION
Check Sheet

TENTATIVE TRACT MAP NO.: 069620

DATE TENTATIVE MAP RECEIVED: 1/7/08

LOCATION: H-496 S0. ARROYO PARKWAY

DATE CHECK OF TENTATIVE MAP & ACCOMPANYING DATA COMPLETED: 1/16/08

	<u>YES</u>	<u>NO</u>
The Water & Power, Power Delivery Business Unit can serve the area in accordance with the Light & Power Rate Ordinance.	X	
Are underground installations specified?	X	
Are easements required?		X

REMARKS:

This development will be electrically fed from the department's underground electric system located in South Arroyo Parkway as shown on attached tentative map.

The power department will install from their electric "C" manhole (station 29+41), V3159, new 2-4" PVC, concrete encased, conduits south stubbing at the north property line of said development.

The owner/developer will extend these conduits from the property line with new 2-4" PVC, concrete encased, conduits, eastward feeding into a new private property vault (all costs at their expense).

Exact vault placement is to be coordinated with both the department's Power Engineering and Utility Service Planners for their recommendations.

No bonds or certificates of deposit will be required for Power Department facilities.

AT&T should be contacted for their requirements.

DAVID BRATZLER
Engineer
Pasadena Water and Power