



## PLANNING COMMISSION STAFF REPORT

**APPLICATION:** HDP2015-01/ME2015-06

**AGENDA ITEM:** PH-1

**PREPARED BY:** Barbara Lynch  
Senior Planner

**MEETING DATE:** April 15, 2015

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**SUBJECT:** Hillside Development Permit HDP2015-01/Minor Exception ME2015-06/Planning Commission Resolution PCR2015-03/Planning Commission Resolution PCR2015-04  
9 Hidden Valley Road

**REQUEST:** Develop a 1.3 acre site with a 2-story, single-family residence approximately 3,000 square feet in size with an attached 2-car garage. A minor exception is requested to construct a retaining wall along the driveway that exceeds the maximum 3' height permitted in the front yard setback. This property is located in the RF (Residential Foothill) Zone.

**APPLICANT:** Vince Capobianco  
1806 Munson  
Camarillo, CA 93010

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**BACKGROUND:** Approval of a Hillside Development Permit (HDP) is required for development of a new single-family dwelling or for earth movement that creates a footprint of 500' or more *and* requires grading with 5' or more of cut or fill, or a retaining wall of 6' or greater in height (§17.12.010 (H)).

The applicant is requesting approval of a HDP for earth movement in excess of 500 square feet requiring grading with 5' or more of cut and construction of a retaining wall (that at its maximum height is 6'), in conjunction with construction of a new single-family residence. A Minor Exception is requested to allow a 6' high wall (in lieu of 3') in the front yard setback (§17.12.040 (B)(1)(a)).

**SUBJECT PROPERTY:** The 1.3 acre vacant hillside lot has access off of Hidden Valley Road but does not have street frontage. This property has an ingress/egress/utility easement across two lots improved with single-family residences (#7 and #11 Hidden Valley Road). Both of these lots have frontage on the street as well as access that is separate from the easement. There is one other vacant lot (past the subject property) that has the right to use this same easement that continues along the westerly edge of the subject property (see attached).

The project site is at the nose of a ridge which descends in a southerly direction. The irregularly shaped lot has a building pad that had previously been created many years ago by unpermitted grading. The grading extended into the toe of slope (and up the slope) on the

north side of the building pad. An unpaved driveway is located along the base of the downhill slope on the south and west side of the building pad that gradually elevates uphill to the building pad elevation.

The irregular shaped lot is 135' wide (south property line), 326.5' deep (west property line) and 188' deep (east property line). The rear widens to 434.6' (north property line) to accommodate a 15' wide strip of land that extends to the other vacant lot (behind #5 Hidden Valley). This strip of land is where the access easement lies.

## **DISCUSSION/ANALYSIS:**

### ***Site Plan***

The proposed 3,000 square foot two-story residence will be situated on the existing level building pad area. A 535 square foot 2-car garage will be excavated into the side of a downhill slope on the west side of the property. It will tuck under a portion of the first floor of the proposed residence.

The proposed residence meets or exceeds the minimum property line setbacks and pad edge setbacks as required in the RF (Residential Foothill) Zone. The structure is setback 60.5' from the south property line (front yard setback), 25' from the west property line and 78' from the east property line (side yard setbacks) and 108' from the north property line (rear yard setback).

The *top of slope* pad edge setback is required on hillside lots with pads adjacent to slopes of 3' or more (irrespective of the property line location). The vertical height of the downhill slope (taken from top to toe) is divided by three to establish the pad edge setback for the rear and sides of a building pad. The maximum setback required is 15'. The proposed residence is at least 5' from the side pad edge, the minimum required by code based on the ratio.

The minimum setback distance from the *toe of slope* for the rear of a pad is 5'. The proposed residence is setback 13' to 20' away from a proposed retaining wall on the north side. The retaining wall will be located behind the residence and range from 4' to 5' in height located at the base of the slope at the rear of the pad. The retaining wall and remanufacturing of the steep slope is necessary to correct the unpermitted grading from the past. The slope will be graded to a 1:1 cut that at its highest point will extend approximately 55' up the slope.

### ***Building Design/Elevations***

The exterior of the two-story residence will be smooth stucco and will incorporate river rock into the lower garage elevation. It is a simple residential building design with a low pitched roofline and large eave overhangs. Two balconies are proposed. One is located above the garage (9'x24') and accessed from the kitchen/dining room area and a smaller one (8'x11') is accessed from the upstairs master bedroom. The main floor will have a living room, office, kitchen/dining room, media room, 1 ½ bathrooms and one bedroom. The smaller upstairs will have 2 bedrooms and 2 bathrooms.

A maximum site coverage of 30% is permitted in the RF Zone. The proposed site coverage is 6.3%, well within the maximum allowed.

### ***Vehicular Access/Easement***

There is an existing dirt road access (where the easement is located) across a mutual property line of #7 and #11 Hidden Valley and continues to the area where the proposed garage will be located.

In order to widen the driveway to the minimum 12' width a new retaining wall will be constructed along the north side of the driveway. The retaining wall begins near the street and extends to the proposed garage. The retaining wall will be 6' at its highest point and will daylight at Hidden Valley Road. The driveway will be concrete with median strips that will either be filled with decomposed granite or planted to provide a permeable surface. The median strips and drainage swales are provided to help contain and control water runoff.

Currently, #11 Hidden Valley has a rear vehicular access from the same easement that serves the subject property. Because #11 Hidden Valley has another separate driveway leading to the residence with an attached 2-car garage and the fact that this easement extends to a "vacant" parcel past the subject property, the access to the subject site is not considered a shared (common driveway) access. A common driveway is required to be a minimum width of 15' to 20' whereas a single-family residential driveway is required to be a minimum width of 10.' The proposed 12' width is based on the requirements of the Fire Department.

### ***Minor Exception***

The proposed retaining wall that extends along the driveway exceeds the maximum 3' height allowed by code in the front yard setback. Because the lot does not have street frontage the actual 25' front yard setback is taken from the lots southerly property line (most horizontal to the street). The retaining wall graduates to its highest point of 6' along the front property line due to the terrain.

The code restricts wall heights to 3' in front yard setbacks to provide uniformity on residential blocks and to insure that vehicles backing out of driveways have good visibility. The front yard of this hillside lot does not uniformly line up with neighboring properties nor will a taller wall obstruct visibility backing out of the driveway because the height daylights near the street.

### ***Hillside Development Permit***

The Hillside Development Permit procedure is intended to protect the integrity and character of established neighborhoods and minimize potential environmental impacts of new construction on infill hillside lots. The Hillside Development Permit (HDP) is required because of the grading and retaining necessary on the north slope to correct the past excavation that took place on the site. The driveway access was also previously graded and in order to ascertain a 12' width, excavation into the toe of a slope and construction of a retaining wall is necessary. This is a disturbed site and the majority of the new grading will take place where previous grading occurred. Because of this the majority of plant material removed will be shrubs.

### ***Geotechnical***

The subject property was previously investigated in 2004 and again by Byer Geotechnical, Inc. in 2013/2014. Through geologic mapping, field investigation, test pits and borings it was determined that underlying the site is bedrock. Byers Geotechnical, Inc. concluded that "the geologic structure of the bedrock is favorably oriented for stability of the site and proposed project."

### ***Tree Survey***

A "Tree Health Evaluation and Construction Preservation Report" was prepared by ASCA (American Society of Consulting Arborists) following a survey of the subject property. All trees near and where construction activity will take place were inventoried to evaluate the health and proposed construction impacts to the trees. A total of 25 trees were surveyed which included 22 Coast Live Oaks, 1 Engelmann Oak, 1 California Walnut and 1 Holly Leafed Redberry. The majority of the trees were found to be in excellent to good condition. If the recommended tree protection measures are adhered to the report concludes that no trees should be lost. It is recommended that during the retaining wall footing excavation, house footing excavation, and road grading, all work needs to be observed by a qualified arborist.

### ***Mitigated Negative Declaration***

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Mitigated Negative Declaration (MND). The Initial Study identified potential environmental impacts to Biological Resources impacts and Noise (short term for site preparation and construction activity) that would be "less than significant with mitigation incorporation." Therefore, a MND was prepared for the project.

CEQA requires a minimum review period of 20 days for an MND, which began on March 23, 2015. The documents were posted on the City's website for the public and the review of the Planning Commission. Additionally a Notice of Intent (NOI) to adopt a MND was filed with the County Clerk on March 19, 2015, a public notice was published in the Monrovia Weekly on March 23, 2015, and notices were mailed to all property owners within 300 feet of the subject property on March 19, 2015. The comment period ends at the Planning Commission meeting on April 15th. (PCR2015-04)

### ***Conclusion***

The proposed development of a single-family residence on a site that was previously graded improperly means that corrective measures are necessary in order to develop a home and be able to meet current code requirements. The positioning of the residence on the site will obscure the view of the retaining wall along the base of the northerly slope and no oak trees will be removed. There is a variety of architectural styles in the area and the proposed house design provides a profile that will be compatible with surrounding homes.

Environmental concerns have been addressed in Data Sheet Nos. 1 and 2 and in a Mitigation Monitoring and Reporting Program that will be adopted as part of this project to insure that each mitigation measure as identified in the Initial Study is fully implemented in a timely manner.

**RECOMMENDATION:** The Development Review Committee and Staff recommend approval of the project. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following motion is appropriate.

### **MOTION:**

**Adopt Resolution No. 2015-04 adopting the MND and MMRP, and adopt Resolution No. 2015-03 approving HDP2015-01/ME2015-06.**



# DATA SHEET 1

# Planning Conditions

HDP2015-01/ME2015-06

9 Hidden Valley Road

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for Hillside Development Permit HDP2015-01 and Minor Exception ME2015-06, construction of a single family residence on a hillside lot, submitted by the Applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this Hillside Development Permit and Minor Exception

1. Prior to construction of the retaining wall and driveway installation across #7 and #11 Hidden Valley Road, Applicant shall secure the necessary signatures and approvals from the property owners.
2. The application includes a request to construct a retaining wall on Applicant's property. Applicant shall at all times maintain in good repair such retaining wall, and shall replace such retaining wall if the Building Official or City Engineer determines that replacement is necessary because the wall cannot be adequately repaired.
3. Retaining walls and visible swales used for hillside drainage shall be of an earth tone color and indicated on the final grading plan.
4. All utility lines to and from the property shall be placed underground (including, without limitation, electrical, cable, television, data transmission, and communication lines).
5. Final exterior colors used on all structures and colors and materials on all walls shall be subject to the review and approval of the Planning Division Manager and shall be earth tone colors.
6. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
7. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on plan with provisions for appropriate screening.
8. All paved parking and driveway areas shall be surfaced with portland cement concrete (5" minimum).

9. In order to protect slopes from soil erosion and slippage and to facilitate significant revegetation, a permanent irrigation system shall be installed. Where slopes are 2:1 or greater than 5 feet in height, jute netting shall be used to help stabilize planting and irrigation can eventually be phased out. Water and energy conservation techniques shall be utilized, including, but not limited to, such items as drip irrigation and alluvial rockscape.
10. The Tree Retention Plan shall be subject to the review and approval of the Planning Division Manager. After reviewing the Tree Retention Plan, the Planning Division Manager may require site design alterations to accommodate trees that will be preserved. Recommendations in the approved Tree Retention Plan shall be incorporated into the Landscape and Irrigation Plan.
11. The Tree Retention Plan shall include all trees that are to remain on-site (the "Retained Trees"). The Tree Retention Plan shall incorporate any necessary measures needed to mitigate the potential impacts of the construction or post-construction periods on Retained Trees. The Tree Retention Plan shall include at minimum the following:
  - a. Tree protection fencing requirements. Each Retained Tree that is near grading or construction activity shall have a protective fence installed, surrounding the base of the tree a distance determined by the Landscape Architect or certified Arborist, prior to the start of construction. Such fencing shall remain in place during construction. Grading operations within the drip line of the Retained Trees shall be minimized to prevent soil compaction around the trees and to protect them from damage.
  - b. Mitigation Measures. All mitigation measures imposed by the Mitigation Measures and Monitoring Program and related to the protection and preservation of the Retained Trees and all trees on adjacent properties on or near common property lines of the subject site, shall be included in the Tree Retention Plan.
  - c. Pruning of trees. Pruning shall be under the direction of a certified arborist if pruning occurs as part of the construction process.
12. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the Tree Retention Plan and the following conditions of approval:
  - a. *Landscaping shall be a combination of 24" and 36" box trees, shrubs and groundcover.*
  - b. *All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.*
  - c. *Landscaping shall utilize native or naturalized plants, or other plant species that blend naturally with the landscape and shall incorporate informal clusters of trees, shrubs, groundcover and/or turf to soften and*

*vary the slope plane. Drought tolerant plant materials shall be incorporated into the landscape plan wherever possible. The use of fire retardant species of plant materials is encouraged. Recommended plant materials for slope planting are drought-tolerant native plants which sustain vigorous root growth with minimal water and which blend visually with the natural landscape. The use of exotic or invasive plant species is prohibited.*

13. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of installation, prior to the request for final inspection and Certificate of Occupancy.
14. The applicant shall submit the required filing fee for submittal of the Notice of Determination to the Los Angeles County Clerk and for submittal of a Negative Declaration to the State Department of Fish and Wildlife one day after final approval of the project.
15. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or constructions.
16. Applicant shall not unreasonably interfere with the ingress and egress rights of others during construction. Applicant shall not park vehicles on or otherwise obstruct the driveway located on #7 and #11 Hidden Valley except as set forth below.
  - a. Applicant shall, prior to temporary closures or obstruction of public streets and driveway for temporary loading or unloading, paving, installation of utilities and/or other improvements, obtain permission from the Public Works Department, subject to conditions imposed by the Public Works Department, and coordinate with the Fire Department.
  - b. Applicant shall provide residents whose access will be affected pursuant to 16(a) 48 hour advanced written notice of the date and approximate hours prior to any such temporary closure or obstruction of access. The Applicant shall provide the Public Works Department in advance with a list of residents to whom notice will be given, which list may be modified as deemed appropriate by the Public Works Department.
  - c. If any temporary loading or unloading will require the parking of vehicles on the public streets and/or driveway in such a manner that does not permit other vehicles to pass, a driver shall be present at all times and such temporarily parked vehicles shall be immediately moved if requested by the City or the property owners who take access from the public street or have the right to use the driveway.
17. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.

18. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval, the Applicant shall also comply with all requirements of the Building Division and Fire Department that are directly applicable to the project.
19. Insurance. Prior to the issuance of any permits, the Applicant must obtain a policy of general commercial, or real property, liability insurance with policy limits of \$3,000,000 (\$3 million), or a lesser amount if approved by the City's Risk Manager, combined single limit from a carrier admitted in the State of California. The scope of coverage, endorsements and form of such policy shall be as required by the City's Risk Manager, and shall include without limitation, an endorsement naming the City, its officers, officials, employees, agents and volunteers as additionally named insureds and providing that the policy may not be cancelled except following fourteen (14) days written notice to the City Clerk. The Applicant must carry, maintain and keep in full force and effect such policy until a certificate of occupancy is issued by the City. The policy shall include provisions for waiver of subrogation. The insurance provided by Applicant shall be primary to any coverage available to the City of Monrovia, and any insurance or self-insurance maintained by the City of Monrovia, its officers, agents or employees, shall be excess of Applicant's insurance and shall not contribute with it. Prior to commencing any work on the property, the Applicant must deliver the endorsement to the City Clerk.
20. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, proceedings, losses, fines, penalties, judgments, settlements, defensive costs or expenses (including but not limited to, interest, expert witness fees and attorneys' fees), liabilities, damages or injuries, in law or equity, to persons or property, including wrongful death (collectively "Claims"), arising out of, attributable to, or relating to (i) the granting of HDP2015-01 and ME2015-06 and the granting of any permits for grading, building or any other activity on the property arising out of or relating to the building of a single-family residence with garage and other structures on the property (the "Permits"), (ii) the work performed pursuant to the Permits, or (iii) any earth movement, erosion, earthquake, liquefaction, landslide, lateral displacement, vertical displacement, sloughing, slippage, settlement or any other cause on the subject property, whether related to the Permits or not, including but not limited to, Claims asserted by third parties and adjoining property owners, property owners' guests, invitees, tenants, successors in interest and permittees; provided, however, the Applicant will not be responsible for those Claims caused by the willful misconduct or sole negligence of the City, its officers, officials, employees, agents or volunteers. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.



21. Additional Indemnification. Further, as a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
22. The development shall be constructed in strict compliance with the approved building elevations and site plan.
23. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet No's 1 and 2. HDP2015-01 and ME2015-06 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
24. The development associated with HDP2015-01 and ME2015-06 shall begin within one (1) year after its approval or it will expire without further action by the City.
25. All of the above conditions shall be complied with prior to issuance of a Certificate of Compliance, unless an earlier compliance period is specified as part of a condition.



Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied prior to the final approval of the project, unless an earlier or later compliance period is specified as part of a condition. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all successors in interest to this Hillside Development Permit and Minor Exception.

## **Engineering Conditions**

1. Prior to any development, the Applicant shall provide Plans, Details, Proof of Rights-of - Way, Easements and Specifications for all Civil Engineering work to be done on-site and off-site to the Public Works Department for review and approval. The plans shall indicate existing and proposed features, structure foundations, retaining walls and miscellaneous facilities if applicable and all utilities applicable to and within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. These Plans and Specification shall include, but not limited to, the following:
  - a. Geotechnical Report (with slope stability analysis for proposed 1:1 slopes)
  - b. Hydrology Report
  - c. SUSMP Plan
  - d. Local SWPPP/Erosion Control Plan
  - e. Site Plan
  - f. Grading Plan
  - g. Utility Plan
  - h. Street Improvement Plan for Utility and Driveway
  - i. Retaining Wall Plan and Structural Calculations
  - j. Drainage acceptance letters or drainage easements (for any off-site drainage)
  
2. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to the Department of Public Works for review and approval. The plans shall indicate existing and proposed structures, existing trees to remain or to be removed, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use the assigned drawing number G-876 for this project. Partial or incomplete submittals will not be accepted.
  
3. All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits. The site plan shall indicate property line boundaries, easements and right-of-way boundary.

4. Remove and replace any curb, gutter, sidewalk, driveway approach or pavement found by the City Engineer to be broken, uplifted or damaged. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. Actual limits of work required within the public right-of-way shall be mutually agreed by the Applicant and the City prior to approval of any construction plans and issuance of any Public Works permit.
5. Obtain applicable permits for all work to be done within the public right-of-way from the Department of Public Works. Pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
6. The City requires the restoration of the existing street pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by the City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay, removal and replacement of broken AC or PCC pavement, slurry seal Type II, or combination of any of the method of pavement restoration as directed by the City Engineer. The scope of work shall be mutually agreed by the City Engineer and the Applicant prior to approval of all construction plans and issuance of any PW permit.
7. All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Works Department, and will require construction and encroachment permit from the City's Public Works Department, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction (Green Book, latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
8. Applicant shall provide the Engineering Division with a soils and geotechnical report. The soils investigation shall evaluate the soils for slope stability, bearing, lateral bearing for proposed foundation designs, and percolation characteristics for storm drainage considerations. Grading plan shall conform to MMC Chapter 15.28 and be prepared on a maximum 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
9. All grading is to be done under the supervision of a licensed engineer qualified in soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that he/she supervised the grading and that the grading was done pursuant to the City of Monrovia Municipal Code, Chapter 15.28, and the grading plan approved by the City.
10. Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.
11. All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof. Drainage devices shall be designed to handle and prevent erosion from damaging the proposed structure and surrounding neighborhood.

12. Prior to issuance of a grading permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.
13. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, location of grease interceptor, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.
14. This project must obtain water service from the City of Monrovia. Apply to the City's Utilities Division for new water services and for removal of all unused meters by the City. Construction costs will be based on actual time and material incurred by the City.
15. The Applicant shall install sanitary sewers to connect to Monrovia's sewer system to the specifications of the City Engineer. Cap off all abandoned laterals at the main sewer line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant.
16. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The applicant shall provide the Department of Public Works a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. Prior to CCTV, the owner/applicant shall notify the Department of Public Works 24-hours in advance, requesting to have the Public Works Inspector on site to witness the CCTV inspection. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.
17. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Department of Public Works. Construction, demolition and improvements will require a construction and encroachment permit from the Department. Pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable, prior to start of construction of improvements.
18. Applicant shall provide a Transportation Plan formalizing the approved truck route, staging areas, radio control points and manpower, street sweeping activities along with

loading/unloading of supplies/materials and parking for contractors and employees in/on and around the site.

## **Environmental Conditions**

19. Based upon the requirements of the City's Stormwater Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

The Applicant within his own lot of the Development shall be responsible for the following:

- Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.
- Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimize the amount of storm water directed to impermeable surfaces.
  
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through.
- Trash enclosure drainage should be directed to vegetative areas whenever feasible.
- Storm drains should be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
- The project shall provide verification of maintenance provisions for structural and treatment control BMP's, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits.

**The following forms have been provided to the applicant:**

- A. Brochure: City of Monrovia Planning Developer's Guidelines and Review (Applicant Retains)
- B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
- C. Development/Planning – Minimum Project Requirements (Applicant Retains)
- D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
- E. Form P1 – General Project Certification (Applicant Returns)
- F. Form OC1 – Minimum BMPs for all Construction Sites
- G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
- H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
- I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)

- J. Self Inspection Forms (Applicant Retains)
  - K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)
20. This project is subject to the MS4 NPDES' Standard Urban Stormwater Mitigation Plan (SUSMP) regulations; applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
  21. The applicant shall obtain the approval of a Drainage BMP plan. The Drainage BMP plan shall be reviewed and approved to the satisfaction of the City Engineer prior to the issuance of construction permit for the installation of structural BMP's. The plans shall be prepared on a maximum 24" x 36" sheets with City title block. The submittal of the plans shall include: a cost estimate for the installation of structural BMP's, a plan check fee, and an inspection fee. The final submittal shall include a mylar of the approved Drainage BMP plan. Partial or incomplete submittals will not be accepted.
  22. Storm drains must be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
  23. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable in a good and functional condition to safeguard all lots within the development and the adjoining properties from damage and pollution.
  24. The Applicant shall record a maintenance covenant with the L.A. County Registrar/Recorder and submitted to the City for the Standard Urban Stormwater Mitigations Plan and other Municipal NPDES Requirements to the satisfaction of the City Engineer prior to the issuance of Certificate of Occupancy.
  25. For projects which disturb soil during wet season (October 1- April 15), applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
  26. The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submit a deposit to Public Works Environmental Services prior to issuance of permits. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
  27. Building, demolition, and grading permits will not be issued until the Applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.
  28. Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through. Trash enclosure drainage should be directed to vegetative areas whenever feasible.



## HILLSIDE DEVELOPMENT PERMIT

As required by Section 17.52.095 of the Monrovia Municipal Code, the Planning Commission shall make the following findings before granting a Hillside Development Permit:

1. The project provides adequate roadway access for emergency ingress and egress. Access to the subject site extends from a dedicated street (Hidden Valley Rd.), across two improved lots. The existing dirt driveway will be improved and widened to 12' based on the Fire Departments specifications. The Fire Department has determined that their vehicles will be able to respond to emergencies and reasonable access will be provided by the developer during construction.
2. The project provides adequate water, sewer, gas, telephone and electrical utilities. The infill lot is surrounded by other single-family dwellings, all of which have access to utilities. The existing utilities (water, gas, telephone and electricity) in the area are adequate to provide the required service to the proposed single-family dwelling.
3. The proposed development preserves the natural character of the foothills, taking special care to protect environmentally sensitive and valuable ecosystems. The site is an existing lot of record and given the topography surrounding the subject site, the situation of the structure on the property, the visibility of the new single-family dwelling and retaining walls will mostly be limited to directly adjacent properties. The house is designed to fit onto a site that was previously disturbed (by grading that took place many years ago) that created the pad and steep slope on the north side of the lot. The house will be situated on the level pad area at the toe of slope and a garage will be excavated into the base of a lower slope. In order to develop the lot and correct the problems created by the grading there will be cut and fill behind the retaining wall (behind the house) so that the slope will be stabilized with a 1:1 slope. The house will be in front of a portion of the retaining wall to help obscure the view of the wall. A biological resource report and arborist report were prepared to assess the vegetation and wildlife habitat on the site. The studies concluded that the land area to be developed is in an area where there is no sensitive plant species and contains no stands of riparian habitat or surface water and thus supports no riparian obligate bird species.
4. The project utilizes current good practices of design, architecture, civil engineering, and hillside land planning to develop a project that is sensitive to the environment and compatible with the surrounding neighborhood. The 3,000 square foot house will be situated on an existing level pad and will have an attached 2-car garage that is excavated into the side of a slope (and will tuck under a portion of the first floor of the residence) will correct previous grading that created slope instability. The architectural style is contemporary and is proposed in a neighborhood with no

predominant design. The retaining walls will be earth tone to better blend into the hillside.

5. The project provides safety with respect to fire, earthquake faults, drainage, and erosion control. The Fire Department has reviewed the existing dirt driveway and with recommended improvements has accepted the driveway for emergency access. A hydrological analysis report was reviewed and accepted by the Public Works Department. Requirements of the report will be incorporated into the design of the project. The project is required to be in compliance with the National Pollution Discharge Elimination System (NPDES) permits as administered by the Regional Water Quality Control Board. The geological report addresses slope stability, fault trace analysis and earthquake induced landslide analysis. Test pits and borings were completed on the project site and hillside. The geotechnical issues affecting the project involved the presence of the steep cut slopes along the rear, northern portion of the building pad.
6. That the project preserves rare plant and animal species, riparian ecosystems, significant natural features and prominent ridgelines. The Initial Biological Survey Report concludes that there are no sensitive plant species and no stands of riparian habitat or surface water that supports riparian obligate bird species in the area of the property that will be developed. The house will be situated on the lot where the previous grading denuded the area of vegetation. The house will be constructed below the ridgeline on an existing building pad.
7. The site is physically suitable for the development. The proposed house is located on a level pad area and the garage is partially under the first floor level of the house excavated into the side of a small downhill slope. It will not be located on a prominent ridgeline and it will not be cantilevered. A final grading and drainage plan are required to be approved prior to the issuance of permits.
8. The proposed development of the lot is consistent with existing development in the area that supports both one and two story homes. It is an existing lot of record. There is no predominant architectural style in the neighborhood. The infill lot is surrounded by developed lots that are situated on hillside properties. The architectural style of the 2-story residence is compatible with the surrounding residential properties.

### **MINOR EXCEPTION**

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-06 to allow a 6' high wall in the front yard setback that exceeds the maximum 3' height permitted by code on the property located at 9 Hidden Valley Road is based on the following findings:

- A. Practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the granting of ME2015-06. The applicant is requesting a minor exception to allow a 6' high retaining wall in the front yard setback on a hillside lot. The grant of this minor exception is warranted



due to the fact that the lot is irregular in shape with a sloping terrain and the wall extends into the front yard setback that requires retention for driveway access.



# DATA SHEET 4

# Surrounding Land Uses

HDP2015-01/ME2015-06

9 Hidden Valley Road

## Property Description:

Located off of Hidden Valley Road with access across two lots (#7 and #11 Hidden Valley). It is an irregular shaped 1.3 acre vacant hillside lot. The property is zoned RF (Residential Foothill).

## Zoning

Subject site: RF (Residential Foothill)

Surrounding pattern:

north: Cloverleaf Canyon Specific Plan

south: RF (Residential Foothill)

east: RF (Residential Foothill)

west: RF (Residential Foothill)

## Land Use

Subject site: Vacant

Surrounding pattern:

north: Vacant

south: Single-family residence

east: Single-family residence

west: Single-family residence

Environmental Determination: Mitigated Negative Declaration

Applicable Ordinance Regulations: MMC 17.52.095 Planning Commission Authority for HDP, MMC 17.52.110 Minor Exceptions



## DATA SHEET 5

# Mitigated Negative Declaration

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<b>APPLICATION</b>	Hillside Development Permit HDP2015-01/Minor Exception ME2015-06
<b>APPLICANT/ADDRESS</b>	Vince Capobianco 1806 Munson Camarillo, CA 93010
<b>PROJECT LOCATION</b>	9 Hidden Valley Road (vacant lot)
<b>PROJECT DESCRIPTION</b>	Develop a 1.3 acre hillside lot with a 2-story, single family residence approximately 3,500 square feet in size with an attached 2-car garage. A minor exception is requested to construct a retaining wall along the driveway that exceeds the maximum 3' height permitted in a front yard setback. This property is located in the RF (Residential Foothill) Zone.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the City of Monrovia, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency prepared this MITIGATED NEGATIVE DECLARATION.

The City of Monrovia has reviewed the initial study of environmental effects for the above described project and finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community
- B. The project will not have a significant effect on the environment.

A copy of the Initial Study, documenting reasons to support the finding, is on file in the Planning Division. Mitigation measures, if any, included in the project to avoid potentially significant effect are contained on the Data Sheets on file in the Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, CA 91016, (626) 932-5565.

A period of at least 20 days from the date of publication of the notice of the MITIGATED NEGATIVE DECLARATION will be provided to enable public review of the project specifications, the Initial Study and this document prior to the final adoption of the MITIGATED NEGATIVE DECLARATION by the Lead Agency. A copy of the project specifications is on file in the Office of Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, California.

Date March 19, 2015

By: \_\_\_\_\_  
Steve Sizemore,  
Community Development Director

## **PLANNING COMMISSION RESOLUTION NO. 2015-03**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA APPROVING HILLSIDE DEVELOPMENT PERMIT HDP2015-01 AND MINOR EXCEPTION ME2015-06 FOR DEVELOPMENT OF A SINGLE FAMILY RESIDENCE ON A VACANT HILLSIDE LOT AT 9 HIDDEN VALLEY ROAD (APN8520-001-005)**

#### **RECITALS**

(i) The Applicant, Vince Capobianco has initiated an application to develop a 1.3 acre vacant hillside lot with a 3,000 square foot 2-story residence located at 9 Hidden Valley Road (Assessor's Parcel Number 8520-001-005) ("project"). The development application includes a request for a Hillside Development Permit HDP2015-01 to develop a lot with earth movement in excess of 500 square feet requiring grading with 5' or more of cut and construction of a retaining wall that at its maximum height is 6', and Minor Exception ME2015-06 to allow construction of a retaining wall that exceeds the maximum height limits in a front yard setback.

(ii) On April 15, 2015, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

#### (iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) On April 15, 2015, the Planning Commission of the City of Monrovia adopted Resolution No. 2015-04 adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

(iv) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California 91016.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

**RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission has independently reviewed and considered the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in making its decision on HDP2015-01 and ME2015-06.
3. Pursuant to Section 17.52.095 of the Monrovia Municipal Code, the Planning Commission hereby makes the Hillside Development Permit (HDP2015-01) findings set forth on Data Sheet 3 "Findings," which are hereby incorporated herein by this reference.
4. Pursuant to Section 17.52.110 of the Monrovia Municipal Code, the Planning Commission hereby makes the Minor Exception (ME2015-06) findings set forth on Data Sheet 3 "Findings," which are incorporated herein by this reference.
5. Based on the findings and conclusions set forth above, the Planning Commission hereby approves HDP2015-01 and ME2015-06, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.
6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of April, 2015.

---

Anne McIntosh, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

---

Steve Sizemore, Secretary  
Monrovia Planning Commission

---

Gena M. Stinnett, Assistant City Attorney  
City of Monrovia



## PLANNING COMMISSION RESOLUTION NO. 2015-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), IN CONNECTION WITH THE APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT HDP2015-01 AND MINOR EXCEPTION ME2015-06 FOR DEVELOPMENT OF A SINGLE FAMILY RESIDENCE ON A VACANT HILLSIDE LOT AT 9 HIDDEN VALLEY ROAD (APN8520-001-005)**

### RECITALS

(i) The Applicant, Vince Capobianco has initiated an application to develop a 1.3 acre vacant hillside lot with a 3,000 square foot, 2-story residence located at 9 Hidden Valley Road (Assessor's Parcel Number 8520-001-005) ("project"). The development application includes a request for a Hillside Development Permit HDP2015-01 to develop the lot with a residence and Minor Exception ME2015-06 to allow construction of a retaining wall that exceeds the maximum height limits.

(ii) On April 15, 2015, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

(iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, provided a Notice of Intent to adopt a Mitigated Negative Declaration (MND). The public review period began on March 23, 2015 continuing through April 15, 2015. State Clearinghouse review was not required.

(c) The proposed MND for the proposed project is comprised of the Initial Study and the draft MND and is attached hereto and incorporated herein as Exhibit "A".

(d) As required by CEQA, the Mitigation Monitoring and Reporting Program for the project has been prepared and is attached hereto and incorporated herein as Exhibit "B". The mitigation measures described therein are proposed as conditions of approval on the Project.



(iv) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California 91016.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

### **RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The Planning Commission finds that the public has been afforded ample notice and opportunity to comment on the MND.
3. The Planning Commission finds that the additional information provided in the staff report accompanying the Project description, the MND, and the evidence presented in written and oral testimony received at the above-referenced public hearing do not represent significant new information so as to require re-circulation of any portion of the MND pursuant to CEQA Guidelines Section 15073.5.
4. The Planning Commission has independently considered and reviewed the information in the MND and Mitigating Monitoring and Reporting Program, and all comments received regarding the MND and Mitigation Monitoring and Reporting Program, and based upon the whole record of the proceedings before it finds that the MND and Mitigation Monitoring and Reporting Program were prepared in compliance with CEQA and the City's local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the Planning Commission.
5. The Planning Commission finds that the Project's effects on the environment, with the imposition of the proposed mitigation measures, can be mitigated to the extent that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment.
6. Based on the findings and conclusions set forth above, the Planning Commission hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the project.
7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of April, 2015.

---

Anne McIntosh, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

---

Steve Sizemore, Secretary  
Monrovia Planning Commission

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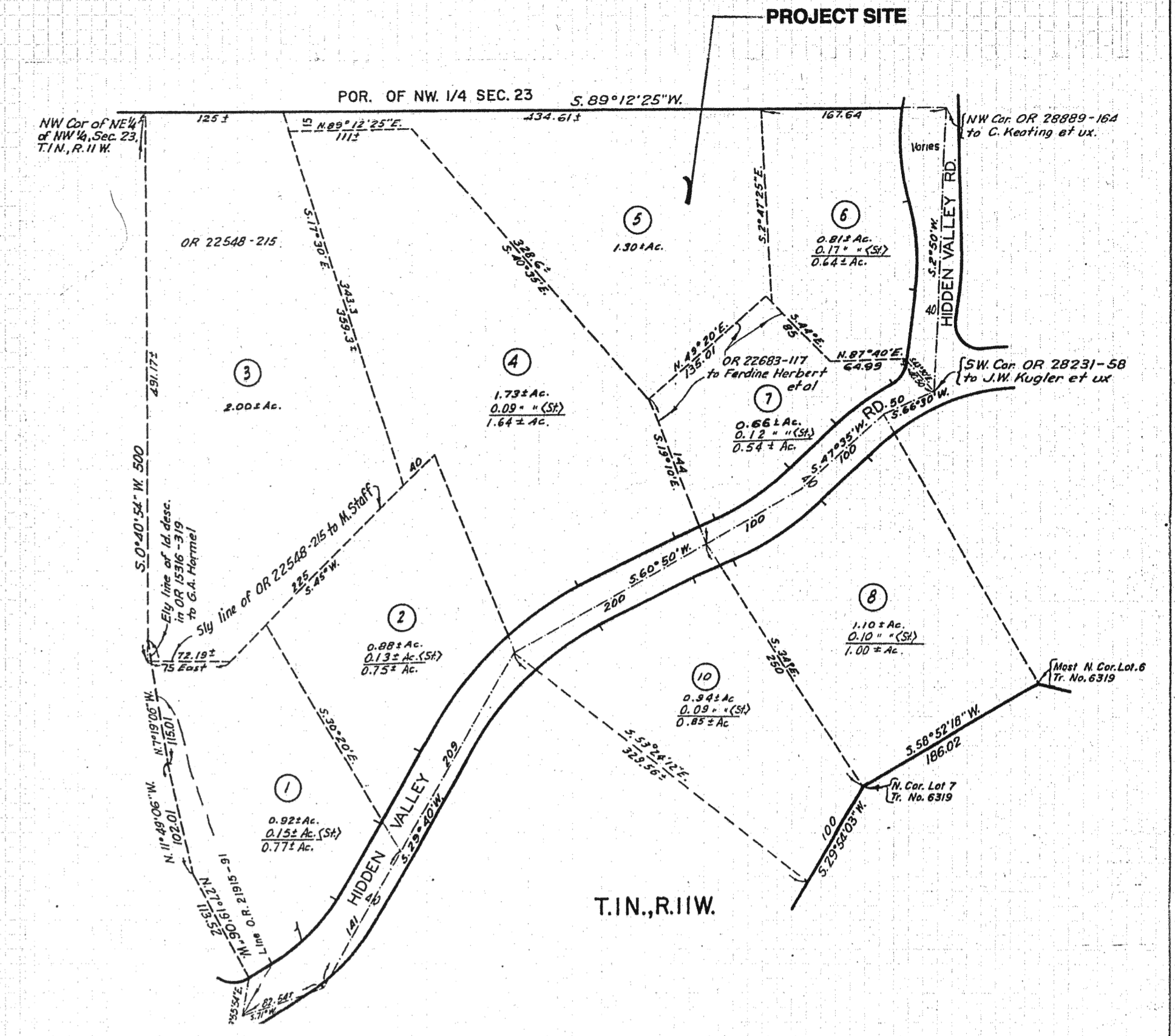
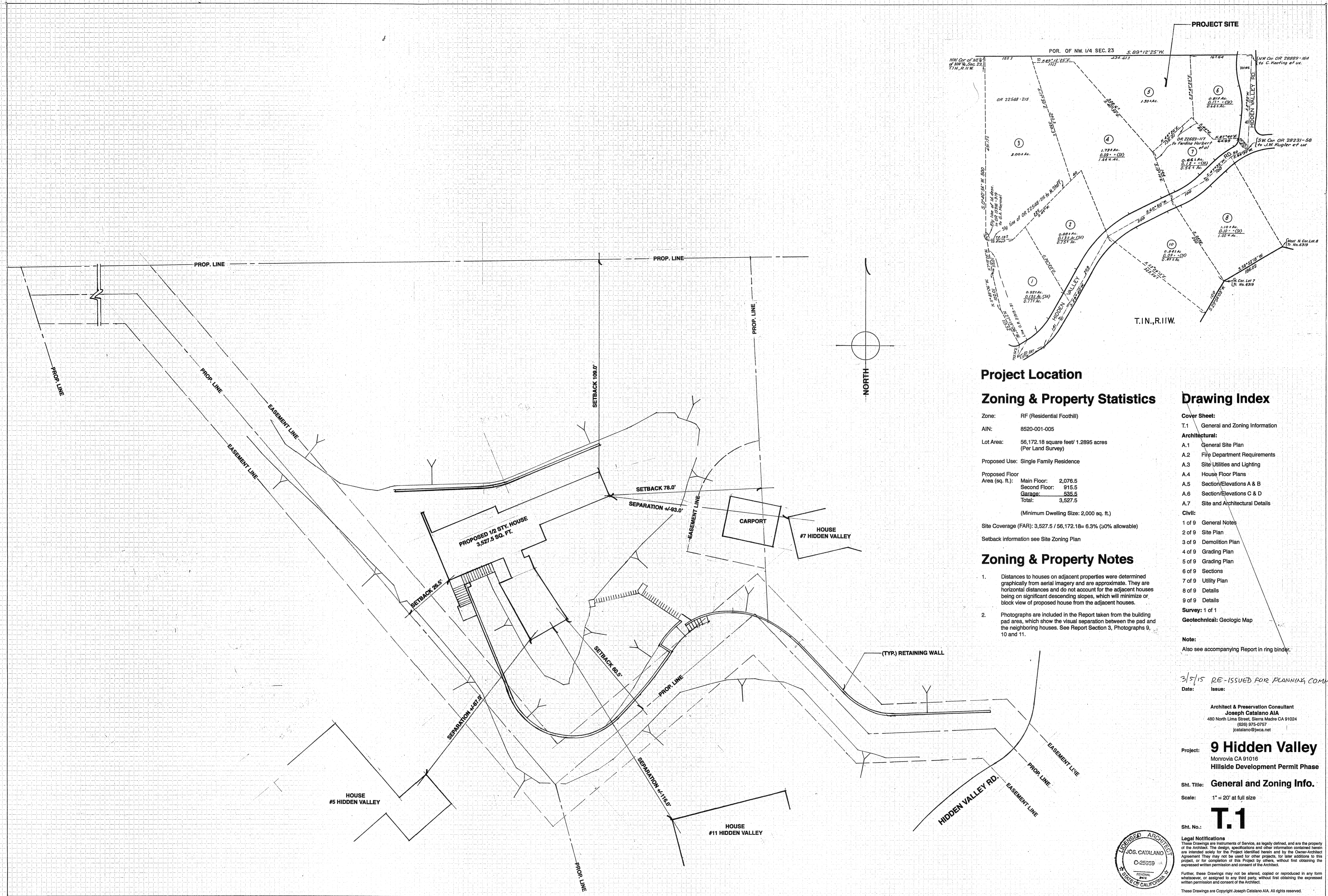
Gena M. Stinnett, Assistant City Attorney  
City of Monrovia

**Exhibit "A"**  
**Mitigated Negative Declaration**  
**Planning Commission Resolution No. 2015-04**

Available on the City of Monrovia's website

**Exhibit "B"**  
**Mitigation Monitoring and Reporting Program**  
**Planning Commission Resolution No. 2015-04**

Available on the City of Monrovia's website



**Project Location**

**Zoning & Property Statistics**

Zone: RF (Residential Foothill)  
 AIN: 8520-001-005  
 Lot Area: 56,172.18 square feet/ 1.2895 acres  
 (Per Land Survey)  
 Proposed Use: Single Family Residence  
 Proposed Floor Area (sq. ft.):  
 Main Floor: 2,076.5  
 Second Floor: 915.5  
 Garage: 535.5  
 Total: 3,527.5  
 (Minimum Dwelling Size: 2,000 sq. ft.)  
 Site Coverage (FAR): 3,527.5 / 56,172.18= 6.3% (50% allowable)  
 Setback Information see Site Zoning Plan

**Zoning & Property Notes**

- Distances to houses on adjacent properties were determined graphically from aerial imagery and are approximate. They are horizontal distances and do not account for the adjacent houses being on significant descending slopes, which will minimize or block view of proposed house from the adjacent houses.
- Photographs are included in the Report taken from the building pad area, which show the visual separation between the pad and the neighboring houses. See Report Section 3, Photographs 9, 10 and 11.

**Drawing Index**

- Cover Sheet:**  
 T.1 General and Zoning Information
- Architectural:**  
 A.1 General Site Plan  
 A.2 Fire Department Requirements  
 A.3 Site Utilities and Lighting  
 A.4 House Floor Plans  
 A.5 Section/Elevations A & B  
 A.6 Section/Elevations C & D  
 A.7 Site and Architectural Details
- Civil:**  
 1 of 9 General Notes  
 2 of 9 Site Plan  
 3 of 9 Demolition Plan  
 4 of 9 Grading Plan  
 5 of 9 Grading Plan  
 6 of 9 Sections  
 7 of 9 Utility Plan  
 8 of 9 Details  
 9 of 9 Details
- Survey:** 1 of 1  
**Geotechnical:** Geologic Map
- Note:**  
 Also see accompanying Report in ring binder.

3/5/15 RE-ISSUED FOR PLANNING COMM.

Date: Issue:  
 Architect & Preservation Consultant  
**Joseph Catalano AIA**  
 480 North Lima Street, Sierra Madre CA 91024  
 (626) 975-0757  
 jcatalano@jwca.net

**Project: 9 Hidden Valley**  
 Monrovia CA 91016  
 Hillside Development Permit Phase

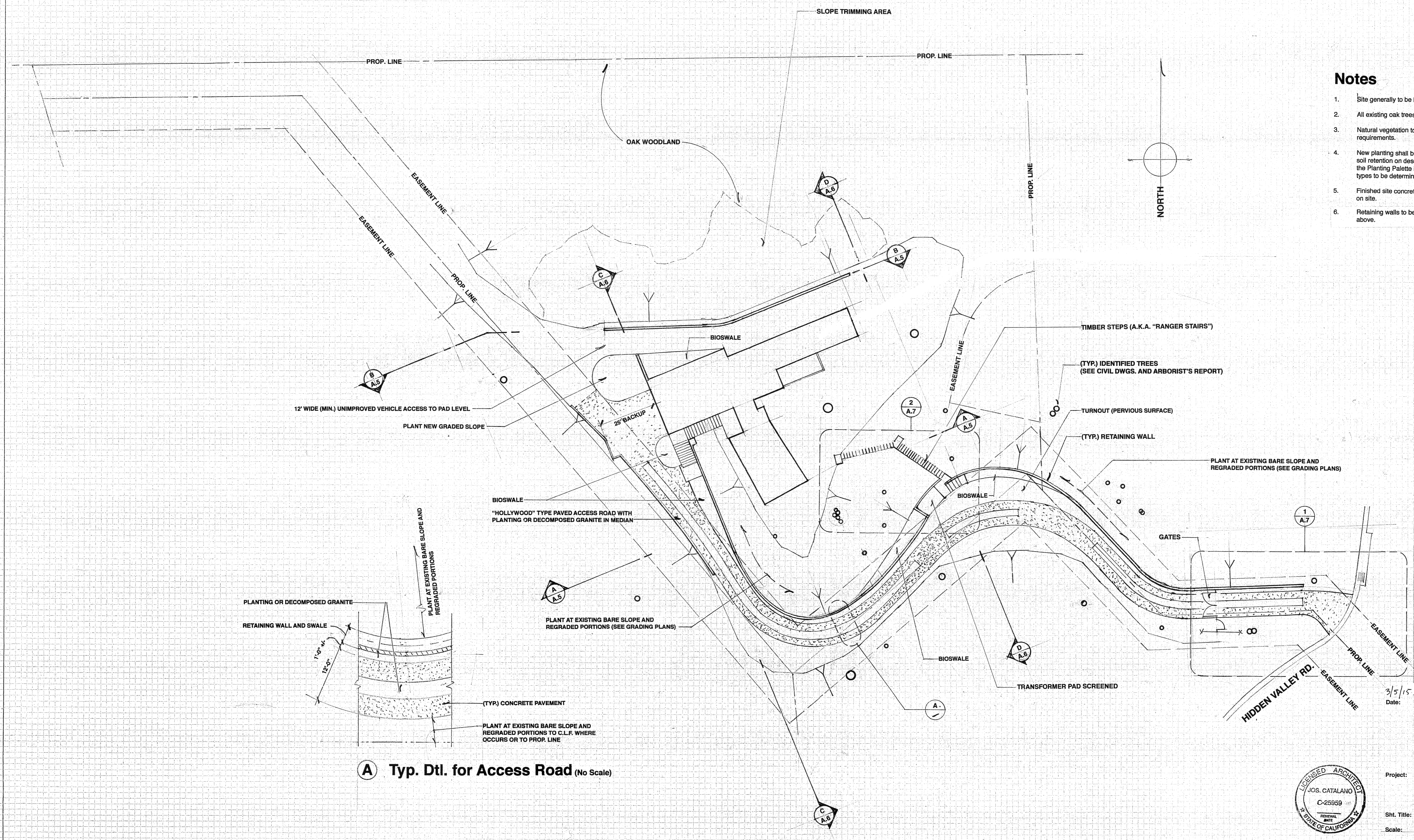
Sht. Title: **General and Zoning Info.**

Scale: 1" = 20' at full size

Sht. No.: **T.1**

**Legal Notifications**  
 These Drawings are Instruments of Service, as legally defined, and are the property of the Architect. The design, specifications and other information contained herein are intended solely for the Project identified herein and by the Owner-Architect Agreement. They may not be used for other projects, for later additions to this project, or for completion of this Project by others, without first obtaining the expressed written permission and consent of the Architect.  
 Further, these Drawings may not be altered, copied or reproduced in any form whatsoever, or assigned to any third party, without first obtaining the expressed written permission and consent of the Architect.  
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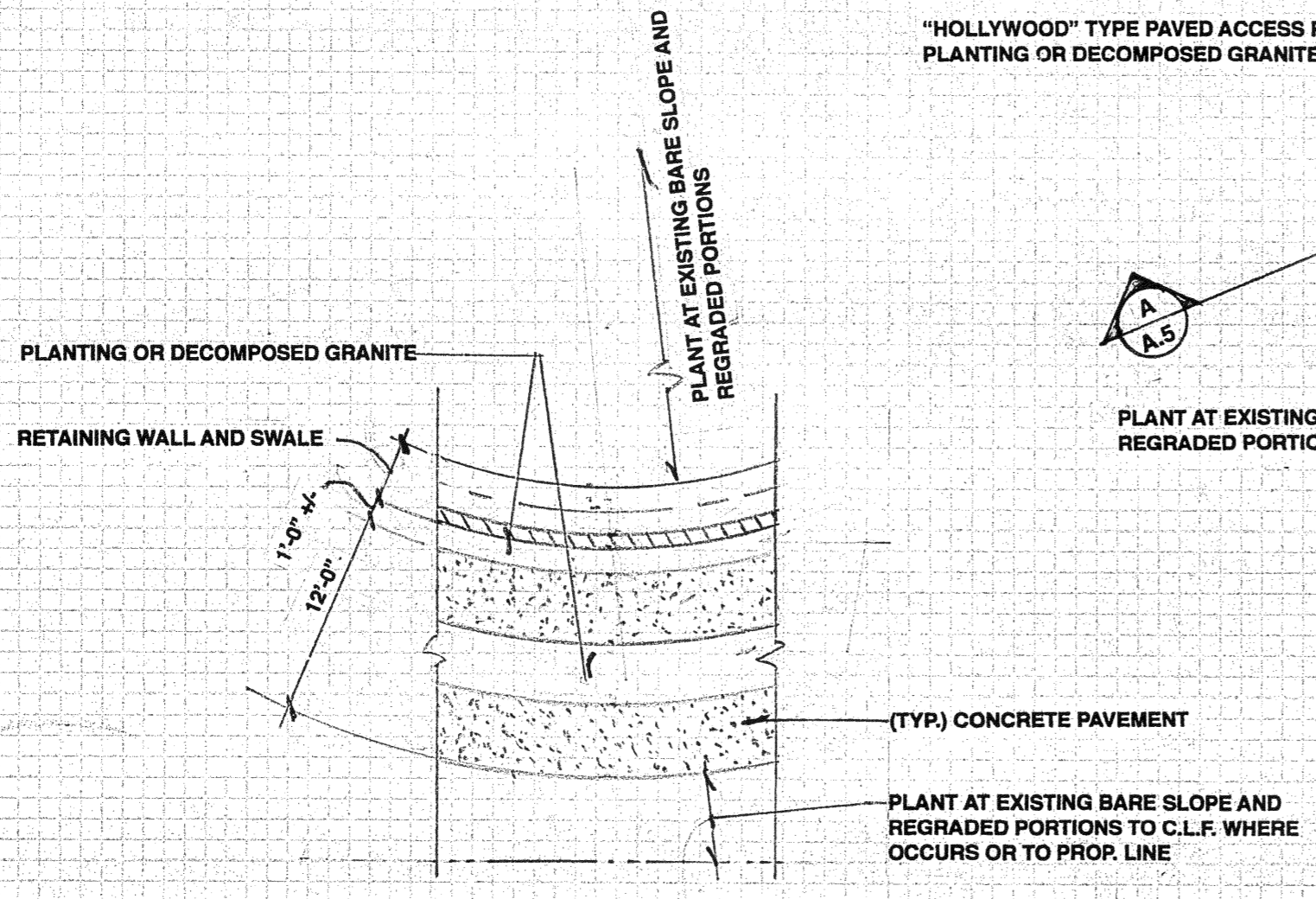




**Notes**

1. Site generally to be left in natural state except as noted.
2. All existing oak trees are retained.
3. Natural vegetation to remain subject to fuel modification requirements.
4. New planting shall be in bioswales and areas where required for soil retention on descending slopes, and shall be acceptable per the Planting Palette in the Fire Department regulations. Plant types to be determined.
5. Finished site concrete to be tinted to same color as natural rock on site.
6. Retaining walls to be poured-in-place concrete tinted per 5 above.

**A** Typ. Dtl. for Access Road (No Scale)



Date: 9/5/15  
 RE-ISSUED FOR PLANNING COMM. Issue:

Architect & Preservation Consultant  
 Joseph Catalano AIA  
 480 North Lima Street, Sierra Madre CA 91024  
 (626) 975-0757  
 jcatalano@jwca.net



Project: **9 Hidden Valley**  
 Monrovia CA 91016  
 Hillside Development Permit Phase

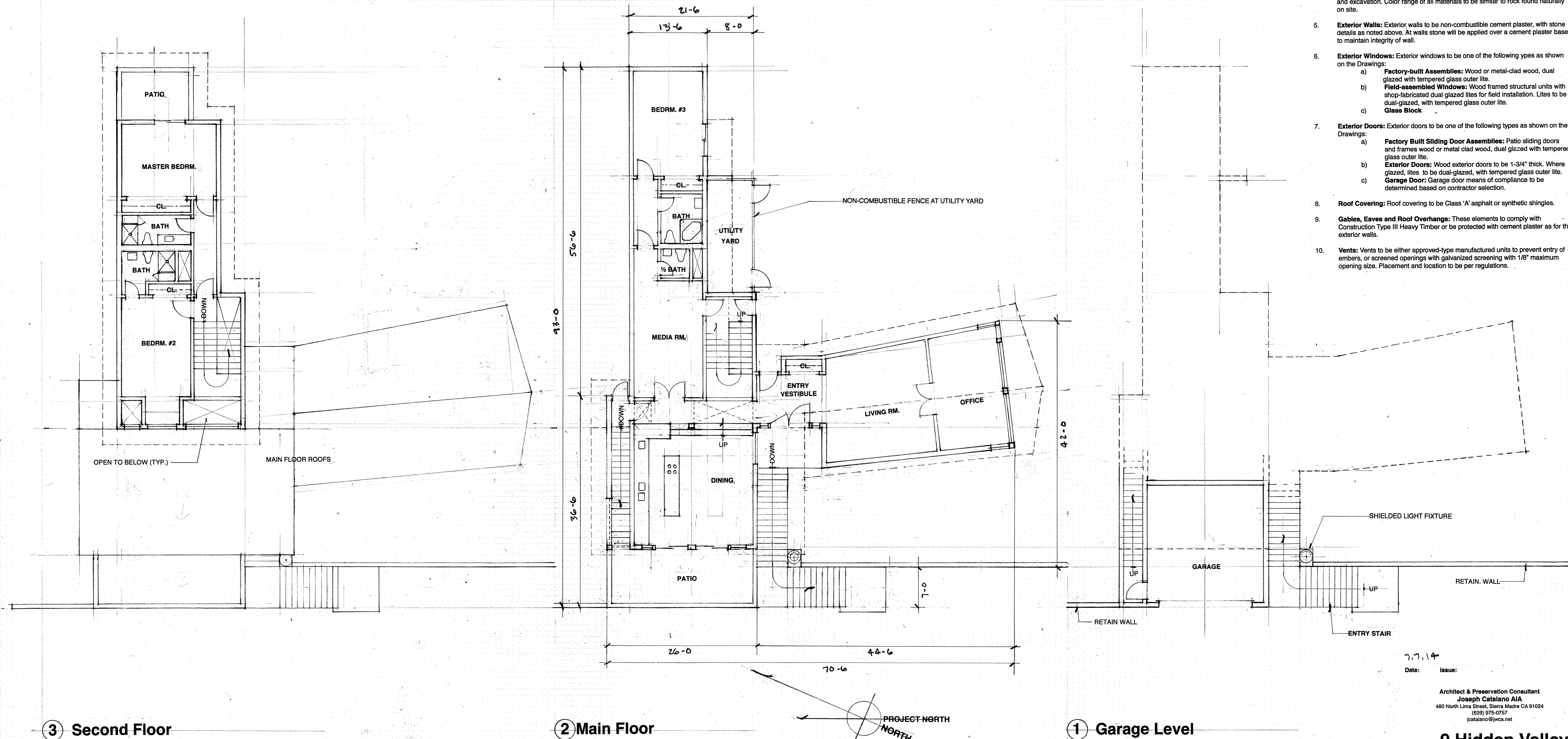
Sht. Title: **General Site Plan**  
 Scale: 1" = 20' at full size

Sht. No.: **A.1**

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## Building Construction Notes

- Fire Sprinklers:** Upgraded fire sprinkler system on domestic water supply, to be as required by the Fire Department. Note that existing meter at street is reported to be two inch service, to be verified.
- WUI Interface Construction Requirements:** Building to comply with all requirements of the Wildland-Urban Interface Construction Requirements by the City of Monrovia and/or the State Fire Marshal.
- Construction Type:** Construction Type to generally be Type V slab-on-grade. Garage is partially below grade, to be concrete or CMU walls with concrete slab deck above.
- Stone Work:** Stone details on exterior walls to be a mixture of cultured stone with some boulders near the base, and site rock as available from slope trimming and excavation. Color range of all materials to be similar to rock found naturally on site.
- Exterior Walls:** Exterior walls to be non-combustible cement plaster, with stone details as noted above. At walls stone will be applied over a cement plaster base to maintain integrity of wall.
- Exterior Windows:** Exterior windows to be one of the following types as shown on the Drawings:
  - Factory-built Assemblies:** Wood or metal-clad wood, dual glazed with tempered glass outer lite.
  - Field-assembled Windows:** Wood framed structural units with shop-fabricated dual glazed lites for field installation. Lites to be dual-glazed, with tempered glass outer lite.
  - Glass Block**
- Exterior Doors:** Exterior doors to be one of the following types as shown on the Drawings:
  - Factory Built Sliding Door Assemblies:** Patio sliding doors and frames wood or metal clad wood, dual glazed with tempered glass outer lite.
  - Exterior Doors:** Wood exterior doors to be 1-3/4" thick. Where glazed, lites to be dual-glazed, with tempered glass outer lite.
  - Garage Door:** Garage door means of compliance to be determined based on contractor selection.
- Roof Covering:** Roof covering to be Class 'A' asphalt or synthetic shingles.
- Gables, Eaves and Roof Overhangs:** These elements to comply with Construction Type III Heavy Timber or be protected with cement plaster as for the exterior walls.
- Vents:** Vents to be either approved-type manufactured units to prevent entry of embers, or screened openings with galvanized screening with 1/8" maximum opening size. Placement and location to be per regulations.



3 Second Floor

2 Main Floor

1 Garage Level

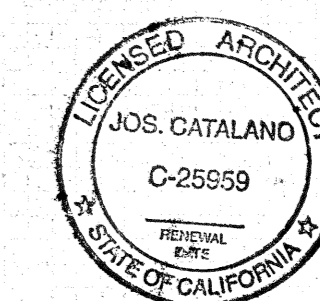
7.7.14  
Date: Issue:

Architect & Preservation Consultant  
**Joseph Catalano AIA**  
480 North Lima Street, Sierra Madre CA 91024  
(626) 975-0757  
jcatalano@jwca.net

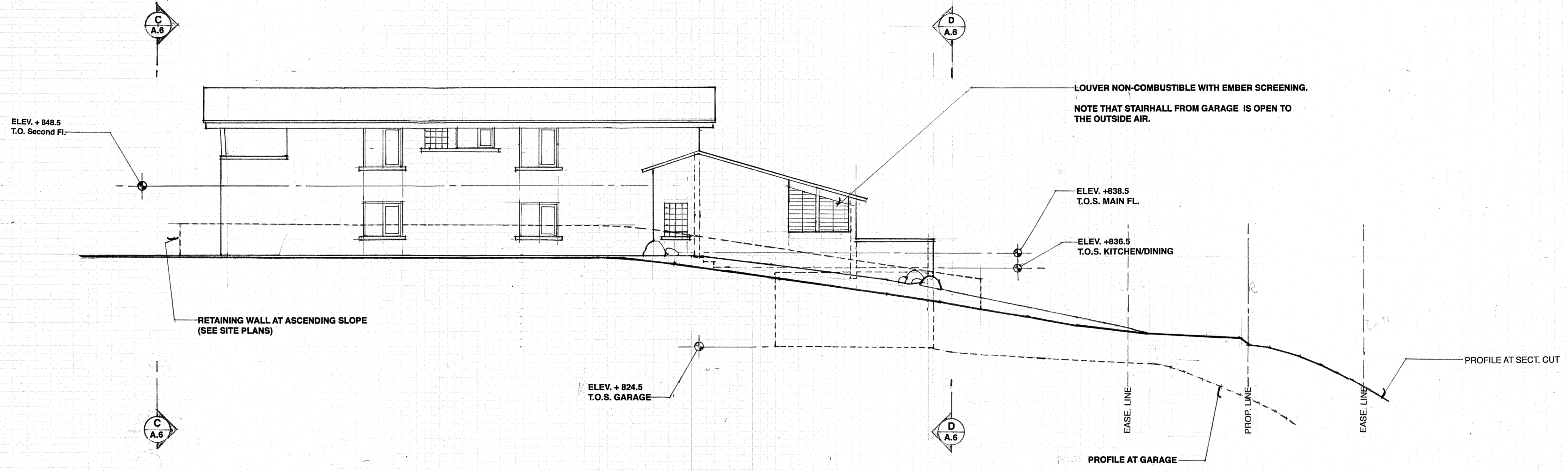
Project: **9 Hidden Valley**  
Monrovia CA 91016  
Hillside Development Permit Phase

Sht. Title: **House Floor Plans**  
Scale: 1/8" = 1'-0" at full size

Sht. No.: **A.4**



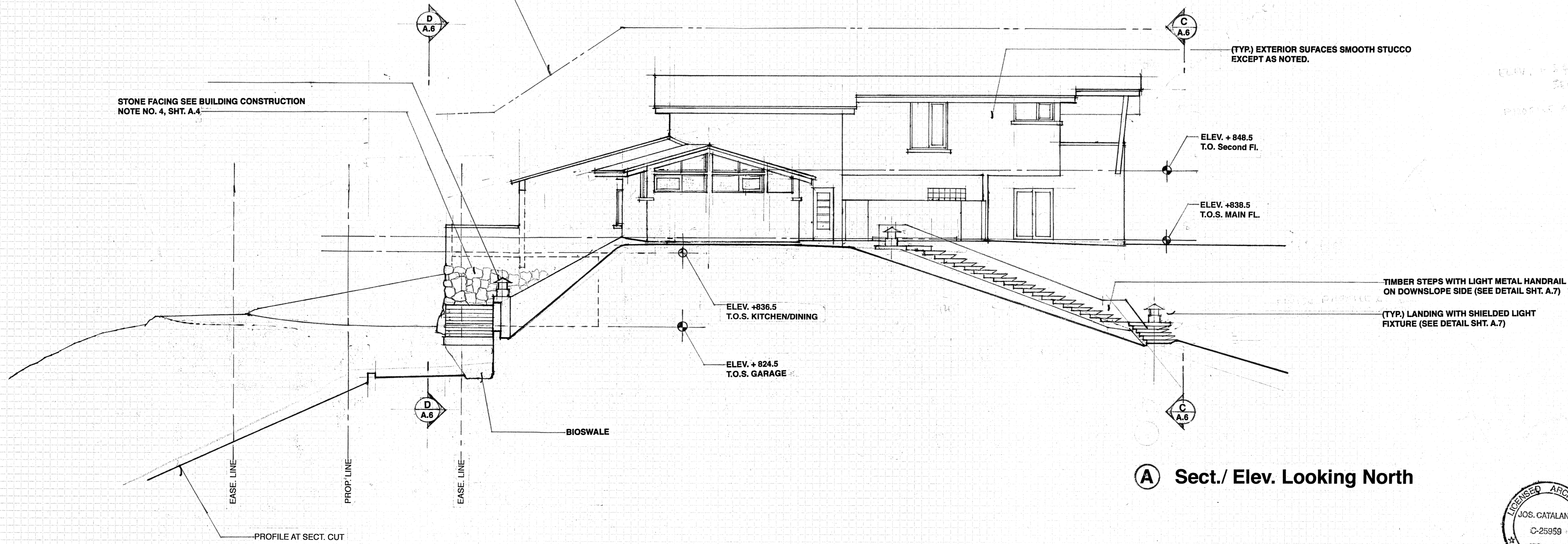
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**(B) Sect./ Elev. Looking South**

30' HEIGHT ENVELOPE (AT DRIVEWAY TAKEN IN LINE WITH MAIN BUILDING RIDGELINE)

STONE FACING SEE BUILDING CONSTRUCTION NOTE NO. 4, SHT. A.4



**(A) Sect./ Elev. Looking North**

7.7.14

Date: Issue:

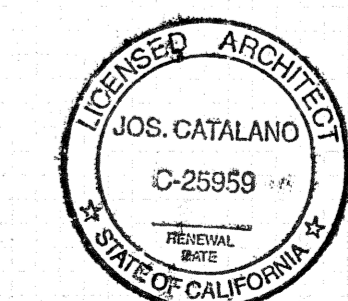
Architect & Preservation Consultant  
**Joseph Catalano AIA**  
 480 North Lima Street, Sierra Madre CA 91024  
 (626) 975-0757  
 jcatalano@jwca.net

Project: **9 Hidden Valley**  
 Monrovia CA 91016  
 Hillside Development Permit Phase

Sht. Title: **Section/Elevations A & B**

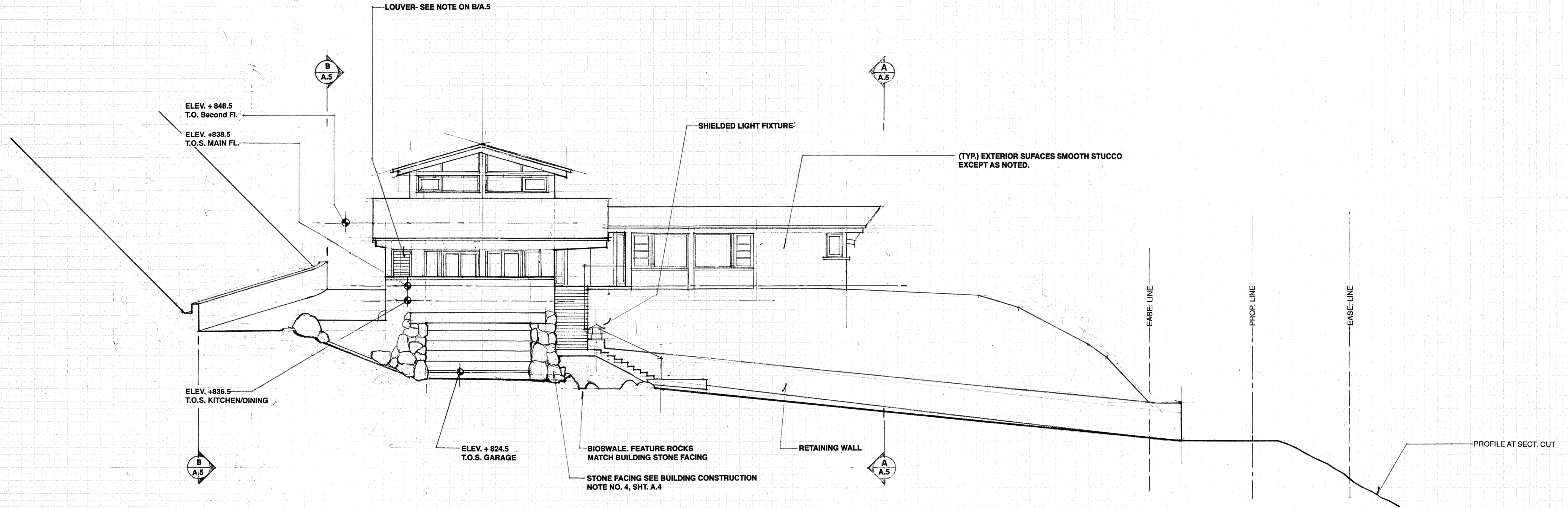
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Sht. No.: **A.5**

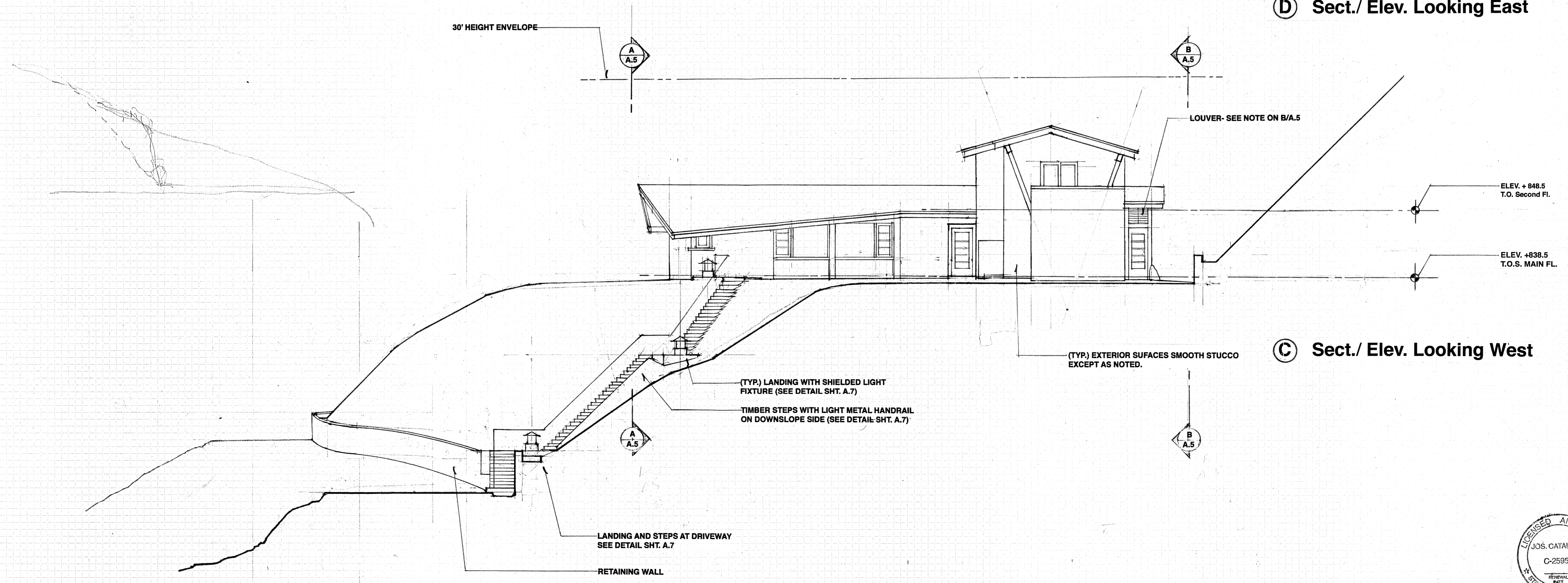


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**(D) Sect./ Elev. Looking East**



**(C) Sect./ Elev. Looking West**

7.7.14

Date: Issue:

Architect & Preservation Consultant  
**Joseph Catalano AIA**  
 480 North Lima Street, Sierra Madre CA 91024  
 (626) 975-0757  
 jcatalano@jwca.net

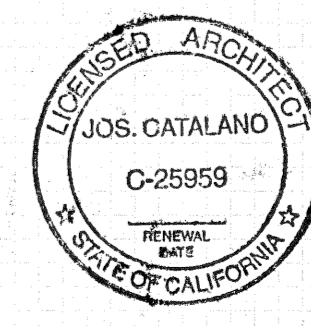
Project: **9 Hidden Valley**  
 Monrovia CA 91016  
 Hillside Development Permit Phase

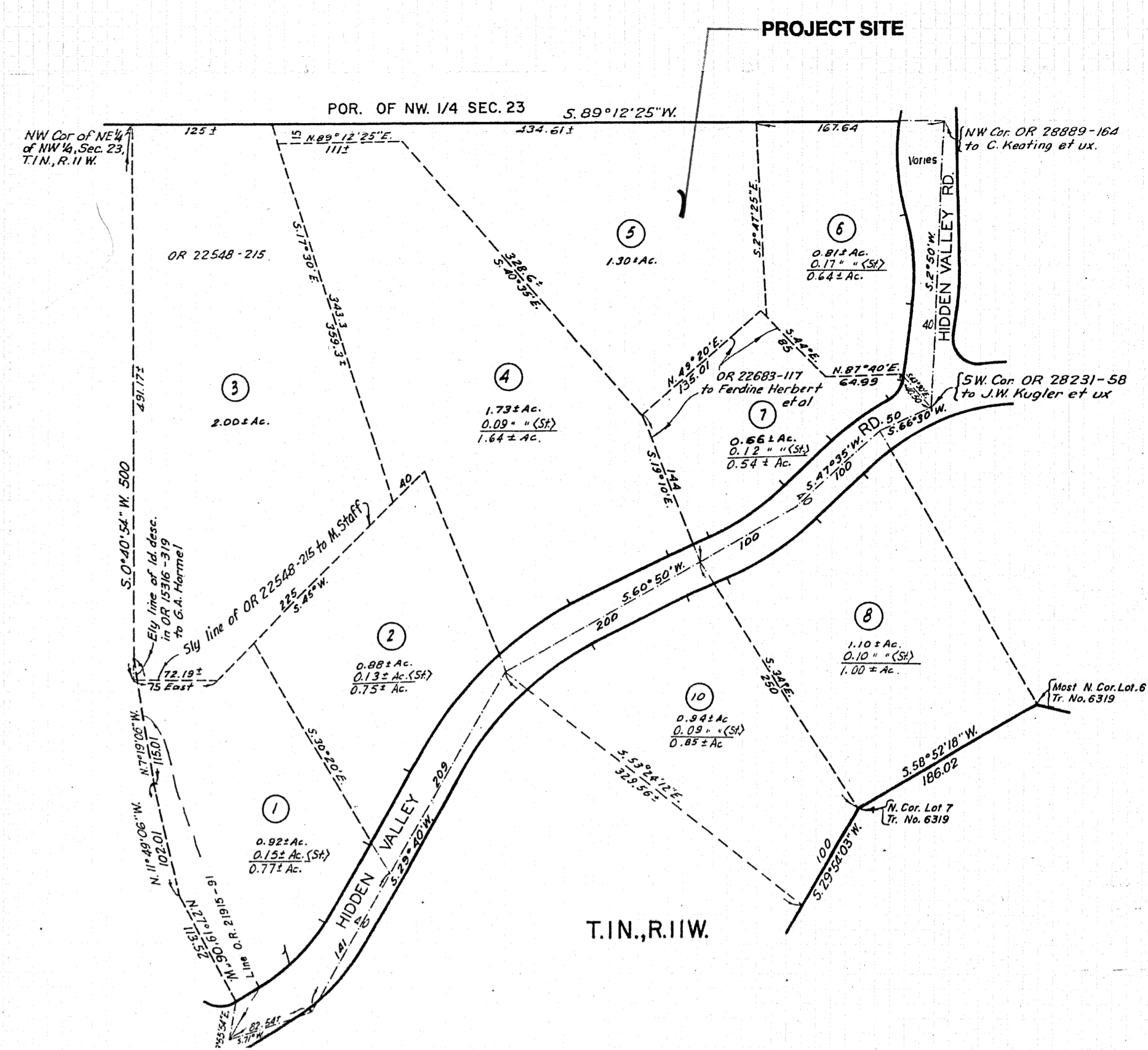
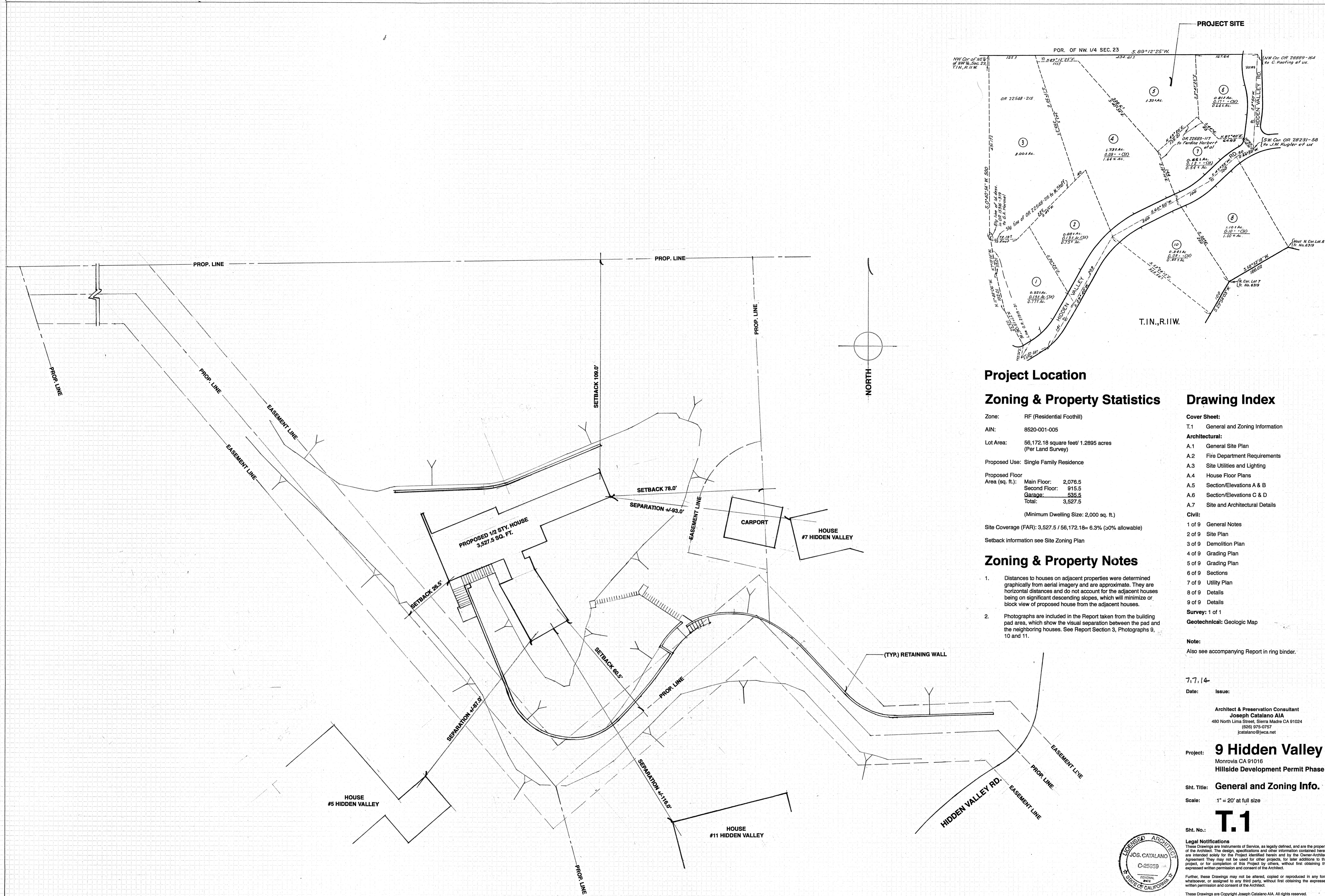
Sht. Title: **Section/Elevations C & D**

Scale: 1/8" = 1'-0" at full size

Sht. No.: **A.6**

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**Project Location**

**Zoning & Property Statistics**

Zone: RF (Residential Foothill)  
 AIN: 8520-001-005  
 Lot Area: 56,172.18 square feet/ 1.2895 acres  
 (Per Land Survey)  
 Proposed Use: Single Family Residence  
 Proposed Floor Area (sq. ft.):  
 Main Floor: 2,078.5  
 Second Floor: 915.5  
 Garage: 535.2  
 Total: 3,527.5  
 (Minimum Dwelling Size: 2,000 sq. ft.)

Site Coverage (FAR): 3,527.5 / 56,172.18= 6.3% (≤0% allowable)  
 Setback information see Site Zoning Plan

**Zoning & Property Notes**

- Distances to houses on adjacent properties were determined graphically from aerial imagery and are approximate. They are horizontal distances and do not account for the adjacent houses being on significant descending slopes, which will minimize or block view of proposed house from the adjacent houses.
- Photographs are included in the Report taken from the building pad area, which show the visual separation between the pad and the neighboring houses. See Report Section 3, Photographs 9, 10 and 11.

**Drawing Index**

- Cover Sheet:**  
 T.1 General and Zoning Information
- Architectural:**  
 A.1 General Site Plan  
 A.2 Fire Department Requirements  
 A.3 Site Utilities and Lighting  
 A.4 House Floor Plans  
 A.5 Section/Elevations A & B  
 A.6 Section/Elevations C & D  
 A.7 Site and Architectural Details
- Civil:**  
 1 of 9 General Notes  
 2 of 9 Site Plan  
 3 of 9 Demolition Plan  
 4 of 9 Grading Plan  
 5 of 9 Grading Plan  
 6 of 9 Sections  
 7 of 9 Utility Plan  
 8 of 9 Details  
 9 of 9 Details
- Survey:** 1 of 1  
**Geotechnical:** Geologic Map
- Note:**  
 Also see accompanying Report in ring binder.

7.7.14

Date: Issue:

Architect & Preservation Consultant  
**Joseph Catalano AIA**  
 480 North Lima Street, Sierra Madre CA 91024  
 (626) 975-0757  
 jcatalano@jwca.net

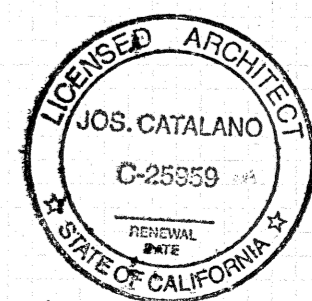
**Project: 9 Hidden Valley**  
 Monrovia CA 91016  
 Hillside Development Permit Phase

Sht. Title: **General and Zoning Info.**

Scale: 1" = 20' at full size

Sht. No.: **T.1**

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**GENERAL NOTES:**

- 1.1 OBTAIN SEPARATE PERMITS FOR THE FOLLOWING:  
GRADING  
TRENCHING FOR SEWER LATERALS IN THE PUBLIC RIGHT-OF-WAY  
DRIVEWAY APPROACH  
SIDEWALK  
CURB AND GUTTER  
RETAINING WALL  
ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY  
RELOCATION OF UTILITIES IN THE PUBLIC RIGHT-OF-WAY.
- 1.2 FOR INSPECTIONS CALL (626) 932-5575 A MIN. OF 24-HOURS IN ADVANCE.
- 1.3 PERMITEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING 72-HOURS PRIOR TO START OF WORK WITH THEIR CONTRACTORS AND THE CITY INSPECTOR TO INSURE A COMPLETE UNDERSTANDING OF THE WORK AND PERMIT REQUIREMENTS.
- 1.4 CALL UNDERGROUND SERVICE ALERT 2 WORKING DAYS IN ADVANCE 811.
- 1.5 APPROVED SET OF PLANS SHALL BE KEPT AT SITE AT ALL TIMES.
- 1.6 CITY OF MONROVIA WORK HOURS ARE 7 AM TO 7PM ON WEEKDAYS AND 9:00AM TO 6:00PM ON WEEKENDS AND HOLIDAYS.
- 1.7 OBTAIN A SEPARATE PERMIT FOR ALL PROPERTY LINE WALLS AND FENCES FROM THE BUILDING AND PLANNING DIVISIONS.
- 1.8 ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH CAL OSHA SAFETY STANDARDS AND REGULATIONS. OBTAIN A CAL OSHA PERMIT FOR EXCAVATIONS DEEPER THAN 5 FEET.
- 1.9 REMOVE AND REPLACE ANY PUBLIC CURB, GUTTER, PAVEMENT AND SIDEWALK FOUND BY THE CITY ENGINEER TO BE BROKEN UPLIFTED, OR DAMAGED. ROOT PRUNE ALL TREES AND INSTALL ROOT BARRIERS.
- 1.10 SEPARATE EROSION CONTROL PLAN AND PERMIT ARE REQUIRED FOR ANY GRADING DURING THE PERIOD OF OCTOBER 15TH TO APRIL 15TH. SHOW LOCATIONS OF SAND BAG PLACEMENT ON ALL LOW AREAS, SUCH AS DRIVEWAYS, CATCH BASINS AND AT TOP AND BOTTOM OF SLOPES.
- 1.11 PROVIDE SAND BAGS AROUND THE CONSTRUCTION SITE ( 2 BAGS WIDE, 2 BAGS HIGH) BETWEEN OCTOBER 15 AND APRIL 15.
- 1.12 PRIOR TO COMMENCING ANY CLEARING, GRUBBING, AND GRADING, THE LIMITS OF CLEARING AND GRUBBING FOR GRADING SHALL BE ADEQUATELY STAKED TO THE SATISFACTION OF THE CITY ENGINEER AND CERTIFIED BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.
- 1.13 ALL CLEARING, GRADING, ETC., SHALL BE DONE UNDER THE SUPERVISION OF SOILS ENGINEER.
- 1.14 FILLING OR CUTTING MORE THAN 12" OF SOIL OUTSIDE THE LIMITS OF THE BUILDING FOUNDATION IN NOT ALLOWED AND REQUIRES A GRADING PERMIT.
- 1.15 THE DEVELOPMENT SHALL COMPLY WITH THE CITY'S STORM WATER MANAGEMENT ORDINANCE, MMC 12.36. THE DESIGN, IMPLEMENTATION, CONSTRUCTION ACTIVITIES AND MAINTENANCE OF THE MANAGEMENT DEVICES SHALL MITIGATE AND REDUCE POLLUTANTS IN STORM WATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE.
- 1.16 STOCKPIILING OF MATERIAL, SOIL OR DEBRIS IN THE PUBLIC RIGHT OF WAY IS NOT ALLOWED UNLESS WRITTEN APPROVAL IS OBTAINED IN ADVANCE FROM THE CITY ENGINEER. ALL MATERIAL SHALL BE STORED ONSITE. ALL CONSTRUCTION MATERIAL SHALL BE UNLOADED AND STOCKPIILED ON THE PROJECT SITE.
- 1.17 ALL STOCK PILES OF DIRT AND/OR SAND ONSITE SHALL BE COVERED WITH PLASTIC AND SAND BAGS ( 2 WIDE AND 2 HIGH) PLACED AROUND THE STOCKPILES.
- 1.18 WASTE WATER / SEDIMENT RUNOFF FROM CONSTRUCTION SITE MATERIALS IS PROHIBITED FROM ENTERING THE CITY STREET AND STORM DRAIN SYSTEM.
- 1.19 WASHOUT OF EQUIPMENT OR VEHICLES ON THE PUBLIC RIGHT OF WAY IS PROHIBITED. ALL WASHOUT OF CONCRETE EQUIPMENT SHALL BE DISPOSED OFF ON SITE.
- 1.20 A TARP SHALL BE PLACED UNDER ALL MIXING EQUIPMENT THAT ARE UTILIZING THE PUBLIC RIGHT OF WAY.
- 1.21 CLEANUP OF THE PUBLIC RIGHT OF WAY SHALL UTILIZE DRY METHODS. (SWEEPING, VACUUMING, ETC.)
- 1.22 CONTACT THE UTILITIES DIVISION AT (626) 932-5575 OR (626) 256-8210 OF MONROVIA'S PUBLIC WORKS DEPARTMENT FOR THE INSTALLATION OF NEW WATER LATERALS AND METERS AND PAY FOR THE CONSTRUCTION COST. CONSTRUCTION COSTS WILL BE BASED ON ACTUAL TIME AND MATERIAL INCURRED BY THE CITY.
- 1.23 PROTECT DOWNSTREAM STORM DRAIN CATCH BASINS USING SAND BAGS AS DIRECTED BY THE CITY ENGINEER.
- 1.24 THE CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO CONTROL DUST AND RUNOFF CAUSED BY HIS GRADING.
- 1.25 TRUCK WHEEL WASHERS ARE REQUIRED AT CONSTRUCTION SITE EXITS. CONSTRUCTION SITE ACCESS ROADS SHALL BE PAVED. ALL PUBLIC ROADS SHALL BE FREE FROM CONSTRUCTION RELATED SOIL DEPOSITS.
- 1.26 A SUFFICIENT NUMBER OF DENSITY TESTS (AS DETERMINED BY THE SOILS ENGINEER AND/OR CITY ENGINEER) SHALL BE PERFORMED TO ASSURE THE ADEQUACY OF THE COMPACTED FILL AND ANY PRE-COMPACTED GROUND.
- 1.27 PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ANY COMPACTION THEREON SHALL BE CERTIFIED IN WRITING BY THE SOILS ENGINEER.
- 1.28 A FINAL SOIL COMPACTION REPORT SHALL BE SUBMITTED BY THE SOILS ENGINEER STATING THAT ALL GRADING WORK INCLUDING FILLS HAS BEEN SUPERVISED BY HIM AND THAT IT CONFORMS WITH GOOD GRADING PRACTICE AND CHAPTER 15.28 OF THE MONROVIA MUNICIPAL CODE. THE FINAL REPORT SHALL ALSO CONTAIN AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF DENSITY TESTS PERFORMED, INCLUDING BACKFILL OF ALL UTILITY TRENCHES.

**GRADING NOTES:**

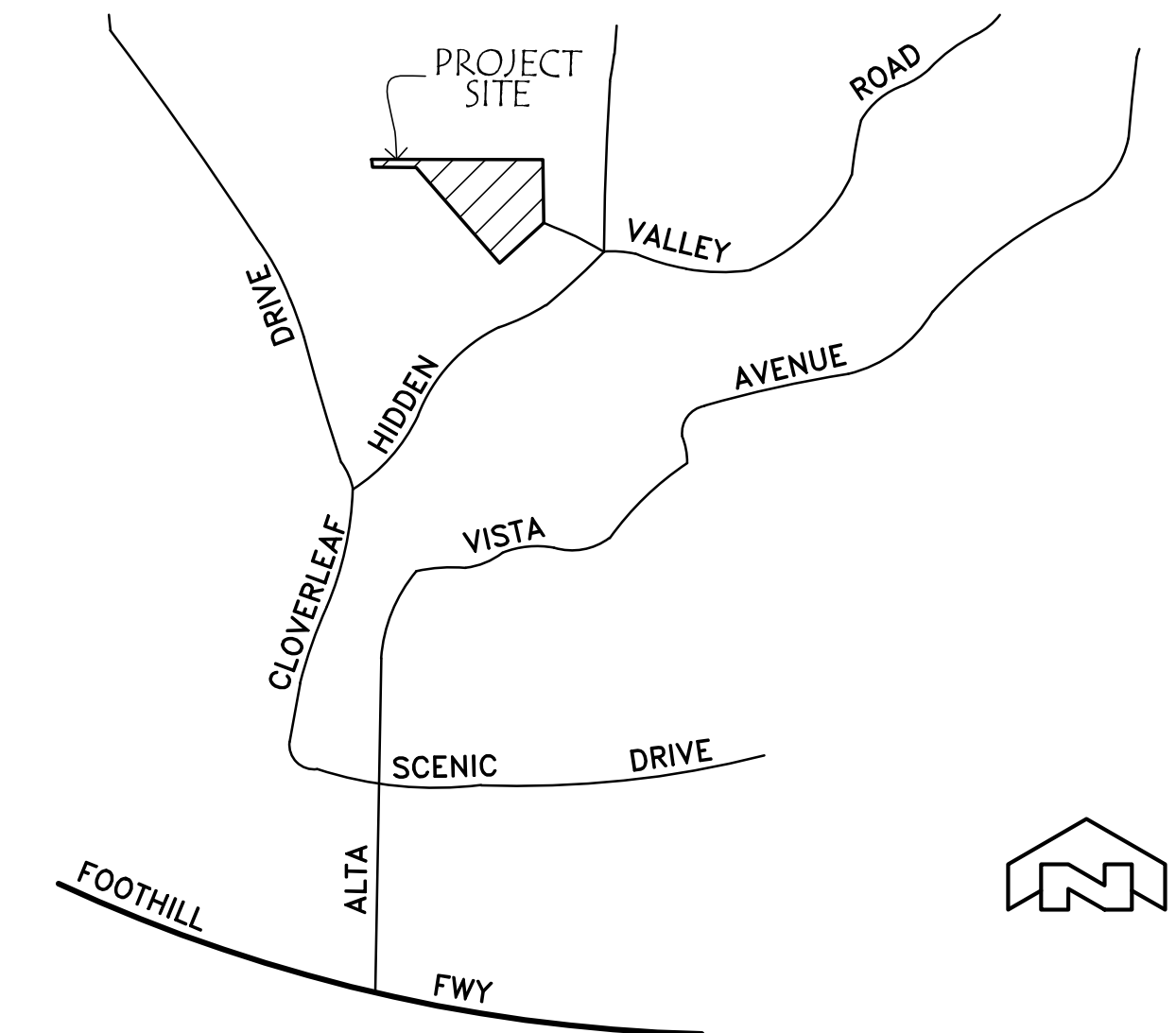
- 1.29. ROUGH GRADING (+ /- 0.10') SHALL BE CERTIFIED BY THE SUBDIVIDER'S ENGINEER OR SURVEYOR PRIOR TO FOUNDATION EXCAVATION.
- 1.30. FINAL GRADING SHALL BE CERTIFIED BY THE SUBDIVIDER'S ENGINEER OR SURVEYOR ON THE ORIGINAL DRAWING.
- 1.31. FORMS AND STEEL REINFORCEMENT FOR RETAINING WALLS AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS SHALL BE INSPECTED BY THE PUBLIC WORKS INSPECTOR PRIOR TO PLACEMENT OF CONCRETE.
- 1.32. ALL SEWER LATERALS SHALL BE MARKED BY A SYMBOL "S" ON THE CURB ALONG THE PROPERTY. ALL NEW SEWER LATERALS SHALL BE MINIMUM 6 INCH CLAY PIPE (V.C.P.).
- 1.33. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 1.5:1 & 2:1 [H:V] RESPECTIVELY.
- 1.34. SUBMIT AS-BUILT PLANS. SUBMITTAL OF AN AS-BUILT PLAN IS REQUIRED PRIOR TO FINAL PROJECT APPROVAL. ALL CHANGES FROM THE APPROVED GRADING PLANS SUCH AS ELEVATIONS, FLOW LINES, STRUCTURES, DRAINAGE DEVICE, ETC., SHALL BE IDENTIFIED IN THE FOLLOWING MANNER: ALL CHANGES SHALL BE IDENTIFIED BY DRAWING A LINE THROUGH SAID CHANGED ELEVATION, STRUCTURE, FLOW LINE, DRAINAGE DEVICE, OR ANY OTHER ITEM. ACTUAL FINISHED ELEVATION SHALL BE WRITTEN DIRECTLY ABOVE OR BELOW THE ORIGINAL ELEVATION. CHANGED STRUCTURES AND DRAINAGE DEVICES SHALL BE DRAWN IN THE NEW LOCATIONS. ALL CHANGES SHALL BE HIGHLIGHTED BY A CLOUD AND APPROPRIATE DRAWING DELTA ADDED INDICATING A CHANGED DRAWING. SUBMIT A DIGITAL COPY ON A CD AND MYLAR.
- 1.35. REMOVE ALL ABANDONED UTILITY BOXES FROM THE PUBLIC RIGHT OF WAY.
- 1.36. FENCE AROUND TREES PRIOR TO GRADING AND CONSTRUCTION OPERATIONS.
- 1.37. COMPLY WITH ALL THE CONDITIONS OF THE PLANNING COMMISSION DATED N/A.
- 1.38. ALL YARD DRAINS AND CATCH BASINS SHALL BE STENCILED\* NO DUMPING DRAINS TO OCEAN\*.
- 1.39. LANDSCAPE AND MAINTAIN UNIMPROVED CITY RIGHT OF WAY ALONG FRONTAGE.
- 1.40. TRASH ENCLOSURE DRAINAGE SHALL BE DIRECTED TO LANDSCAPE AREA. (SHOW ON PLAN)
- 1.41. RESET THE CENTER LINE TIES AT THE INTERSECTIONS OF N/A AND    SUBMIT NOTES TO THE CITY ENGINEER.
- 1.42. INSTALL NEW BENCH MARKS AT N/A AND TIE TO CITY BENCHMARK SYSTEM AND SUBMIT NOTES TO THE CITY ENGINEER.
- 1.43. THE CITY REQUIRES THE RESTORATION OF THE EXISTING PAVEMENT AFTER UTILITY INSTALLATION. RESTORATION IS REQUIRED FROM THE OUTER LIMITS OF THE AREA COVERING AND ENCOMPASSING ALL THE UTILITY CUTS. RESTORATION OF ASPHALT PAVEMENT SHALL BE 1-1/2" PAVEMENT GRIND AND 1-1/2" ASPHALT OVERLAY.
- 1.44. ALL DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES AT A MINIMUM OF 2% SLOPE.
- 1.45. STORM WATER DRAINAGE RUNOFF FROM ADJACENT PROPERTY SHALL NOT BE OBSTRUCTED OR BLOCKED.
- 1.46. SLOPE PLANTING AND IRRIGATION IS REQUIRED IMMEDIATELY UPON COMPLETION OF GRADING OF SLOPES.
- 1.47. TRASH ENCLOSURES DRAINAGE SHALL BE DIRECTED TO LANDSCAPE AREAS.

**ENGINEER'S NOTICE TO CONTRACTOR**

1. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
2. THE ESTIMATE OF CUT AND FILL VOLUMES WAS MADE BASED ON THE DIFFERENCE BETWEEN THE DESIGN FINISH GRADES AND THE EXISTING FINISH GRADE FROM THE TOPOGRAPHIC SURVEY. NO ALLOWANCE HAS BEEN MADE FOR FINISH PAVING THICKNESS OR IMPORT OF PLANTING SOIL OR SOIL AMENDMENTS FOR PLANTING AREAS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ESTIMATE OF GRADING QUANTITIES, INCLUDING ALLOWANCES FOR PAVING THICKNESS OR IMPORT OF PLANTER SOIL OR SOIL AMENDMENTS.
3. UTILITY LINE LOCATIONS WERE TAKEN FROM RECORD AND WERE NOT LOCATED IN THE FIELD, UNLESS OTHERWISE NOTED ON THE PLAN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES.
4. ALL WORK SHALL CONFORM TO THE PROVISIONS OF CONSTRUCTION SAFETY ORDERS ISSUED BY THE STATE DIVISION OF INDUSTRIAL SAFETY. IN CASE OF ANY ACCIDENTS INVOLVING SAFETY MATTERS COVERED BY SECTION 6424 OF THE CALIFORNIA LABOR CODE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STATE DIVISION OF INDUSTRIAL SAFETY.

**OAK TREE PROTECTION NOTES:**

1. OAK TREE PROTECTED ZONE IS DEFINED AS THE LIMIT OF THE DRIFLINE (EDGE OF CANOPY) PLUS 5 FEET OR 15 FEET FROM THE TRUNK, WHICHEVER IS GREATER. IF THERE ARE OAK LEAVES OVERHEAD, THE AREA IS WITHIN THE PROTECTED ZONE.
2. FENCING SHALL BE INSTALLED AT THE EDGE OF THE PROTECTED ZONE OR APPROVED LIMIT OF WORK. CHAIN-LINK OR FLEXIBLE FENCING TO A HEIGHT OF 4' IS RECOMMENDED.
3. AN ARBORIST IS RECOMMENDED TO BE PRESENT DURING CONSTRUCTION AND DEMOLITION ACTIVITIES WITHIN THE PROTECTED ZONES OF OAK TREES IN ORDER TO PROVIDE GUIDANCE ON HOW TO MINIMIZE IMPACTS AND TO DOCUMENT COMPLIANCE WITH THE PERMIT CONDITIONS; PROTECTIVE FENCING CAN BE PULLED BACK TEMPORARILY DURING CONSTRUCTION TO ALLOW AUTHORIZED ACTIVITY TO TAKE PLACE UNDER OBSERVATION OF A QUALIFIED CONSULTING ARBORIST.
4. A WASHOUT CONTAINMENT AREA AND STAGING AREA FOR MATERIALS SHALL BE LOCATED OUTSIDE OF THE PROTECTED ZONE OF THE OAK TREES.
5. TREE PROTECTION ZONE SHALL BE IRRIGATED SUFFICIENTLY WITH CLEAN POTABLE WATER TO KEEP THE TREE IN GOOD HEALTH AND VIGOR BEFORE, DURING, AND AFTER CONSTRUCTION. THIS MAY MEAN DEEPLY SOAKING THE GROUND PERIODICALLY. BARK CHIP MULCH SHOULD BE APPLIED TO THE SOIL SURFACE TO 4" DEEP TO RETAIN MOISTURE.
6. DOCUMENTATION OF TREE MONITORING ACTIVITIES AND COMPLIANCE WITH PERMIT CONDITIONS SHOULD BE RECORDED BY THE PROJECT ARBORIST AND MADE AVAILABLE TO THE CITY AT ITS REQUEST.



**VICINITY MAP**  
NTS

**SHEET INDEX**

- C1.01 GENERAL NOTES
- C1.02 SITE PLAN
- C1.03 DEMOLITION PLAN
- C2.01 GRADING PLAN
- C2.02 GRADING PLAN
- C2.03 SECTIONS
- C3.01 UTILITY PLAN
- C4.01 DETAILS
- C4.02 DETAILS

**INSPECTION NOTES:**

13. REGULAR GRADING REQUIREMENTS:  
THE PERMITEE OR HIS AGENT SHALL NOTIFY THE CITY ENGINEER AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK.  
a. INITIAL: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.  
b. ROUGH: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.  
c. FINAL: WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED; IRRIGATION SYSTEMS INSTALLED, AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.  
GEOTECHNICAL NOTES:  
14. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S GEOTECHNICAL REPORT(S) MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.  
15. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE ENGINEERING GEOLOGY AND SOILS SECTION.  
ADDITIONAL NOTES:  
16. A SIX-FOOT CHAIN LINK FENCE, ACCORDING TO THE LATEST REVISION OF A.P.W.A. STANDARD PLAN NO. 600 WILL BE CONSTRUCTED ALONG THE PROJECT BOUNDARY DURING CONSTRUCTION.  
17. APPROXIMATE DATE OF START OF GRADING: \_\_\_\_\_  
APPROXIMATE DATE OF COMPLETION OF GRADING: \_\_\_\_\_  
18. SHADED CONTOURS SHOWN ON THE PLAN REPRESENT ORIGINAL GROUND.  
19. APPROXIMATE YARDAGE : CUT = 443 C.Y.  
FILL = 307 C.Y.  
EXPORT = 136 C.Y.

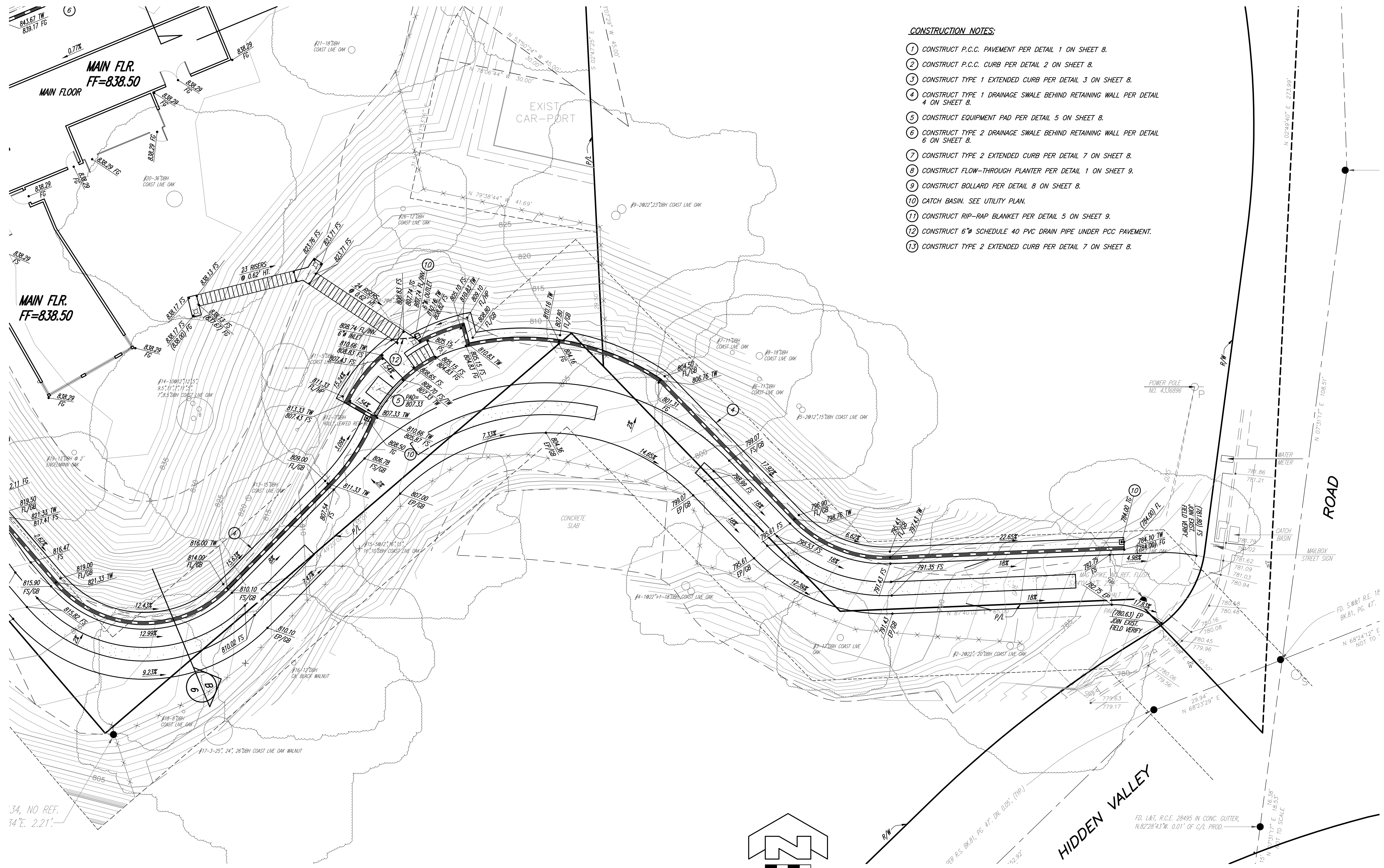
**GENERAL NOTES**

<p><b>UNDERGROUND SERVICE ALERT</b></p> <p>CALL: TOLL FREE <b>811</b></p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p><b>BENCHMARK</b></p> <p>DESCRIPTION: COUNTY BENCHMARK NO.: G 5424</p> <p>LOCATION: CS MON 500M(1.6FT)S(OP CF 8M(26FT)) E/O BCR @ SE COR FOOTHILL BLVD &amp; MAYFLOWER AVE MKD (RM NO 2 1959 SIERRA MADRE KG RE 5869)</p> <p>RECORDED: _____</p> <p>ELEVATION: 550.885' DATUM: ARCADIA (2005)</p>	<p><b>GEOTECHNICAL / SOIL ENGINEER:</b></p> <p>COMPANY NAME / LOGO _____</p> <p>ADDRESS _____</p> <p>PHONE: _____</p> <p>FAX: _____</p> <p>THE SOILS REPORT PREPARED BY _____</p> <p>DATED _____ JOB # _____</p> <p>IS HEREBY MADE A PART OF THESE PLANS.</p> <p>ENGINEER _____ DATE _____</p>	<p><b>SEAL</b></p>	<p><b>ENGINEERING TITLE BLOCK</b></p> <p><b>Barbara L. Hall, P.E., Inc.</b></p> <p>318 West Evergreen Avenue Monrovia, CA 91016 Phone: (626) 256-3220 Fax: (626) 256-3218</p>	<p><b>SEAL</b></p>	<p><b>AS-BUILT DRAWING</b></p> <p>I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN ON PLANS.</p> <p>RCE NAME _____</p> <p>SIGNATURE _____ DATE _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SIGNATURE</th> <th>DELTA</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	SIGNATURE	DELTA	REVISION DESCRIPTION	DATE	APPROVED																																																													<p><b>APPROVALS</b></p> <p>INFRASTRUCTURE MAINTENANCE DIVISION _____</p> <p>PLANNING DIVISION _____</p> <p>BUILDING DIVISION _____</p> <p>FIRE DEPARTMENT _____</p> <p><b>CONSTRUCTION / AS-BUILT RECORD</b></p> <p>CITY INSPECTOR _____</p> <p>CONSTRUCTION DATE COMPLETED _____</p>	<p><b>CITY OF MONROVIA</b> DEPARTMENT OF PUBLIC WORKS</p> <p><b>CAPOBIANCO RESIDENCE</b> 9 HIDDEN VALLEY RD. MONROVIA, CA 91016</p> <p>ATLAS NO. _____ REFERENCE DRAWINGS _____</p> <p><b>APPROVED</b> _____ DATE: _____ GABRIEL P. GONZALES, JR., CITY ENGINEER</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: _____ CHECKED BY: _____ FIELD BOOK: _____</p> <p>REVISION: _____ DATE: _____ BY: _____</p> <p>DRAWING NUMBER: <b>G-6</b> SHEET 1 OF 9</p>
DATE	SIGNATURE	DELTA	REVISION DESCRIPTION	DATE	APPROVED																																																																						

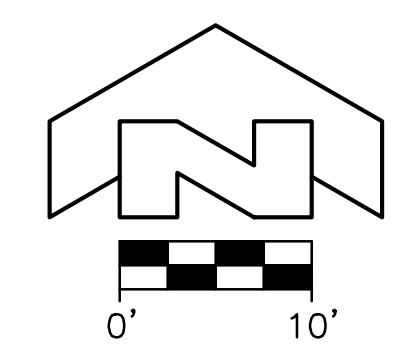




SEE SHEET 5 FOR CONTINUATION



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT P.C.C. PAVEMENT PER DETAIL 1 ON SHEET 8.
  - 2 CONSTRUCT P.C.C. CURB PER DETAIL 2 ON SHEET 8.
  - 3 CONSTRUCT TYPE 1 EXTENDED CURB PER DETAIL 3 ON SHEET 8.
  - 4 CONSTRUCT TYPE 1 DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 4 ON SHEET 8.
  - 5 CONSTRUCT EQUIPMENT PAD PER DETAIL 5 ON SHEET 8.
  - 6 CONSTRUCT TYPE 2 DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 6 ON SHEET 8.
  - 7 CONSTRUCT TYPE 2 EXTENDED CURB PER DETAIL 7 ON SHEET 8.
  - 8 CONSTRUCT FLOW-THROUGH PLANTER PER DETAIL 1 ON SHEET 9.
  - 9 CONSTRUCT BOLLARD PER DETAIL 8 ON SHEET 8.
  - 10 CATCH BASIN. SEE UTILITY PLAN.
  - 11 CONSTRUCT RIP-RAP BLANKET PER DETAIL 5 ON SHEET 9.
  - 12 CONSTRUCT 6" SCHEDULE 40 PVC DRAIN PIPE UNDER PCC PAVEMENT.
  - 13 CONSTRUCT TYPE 2 EXTENDED CURB PER DETAIL 7 ON SHEET 8.

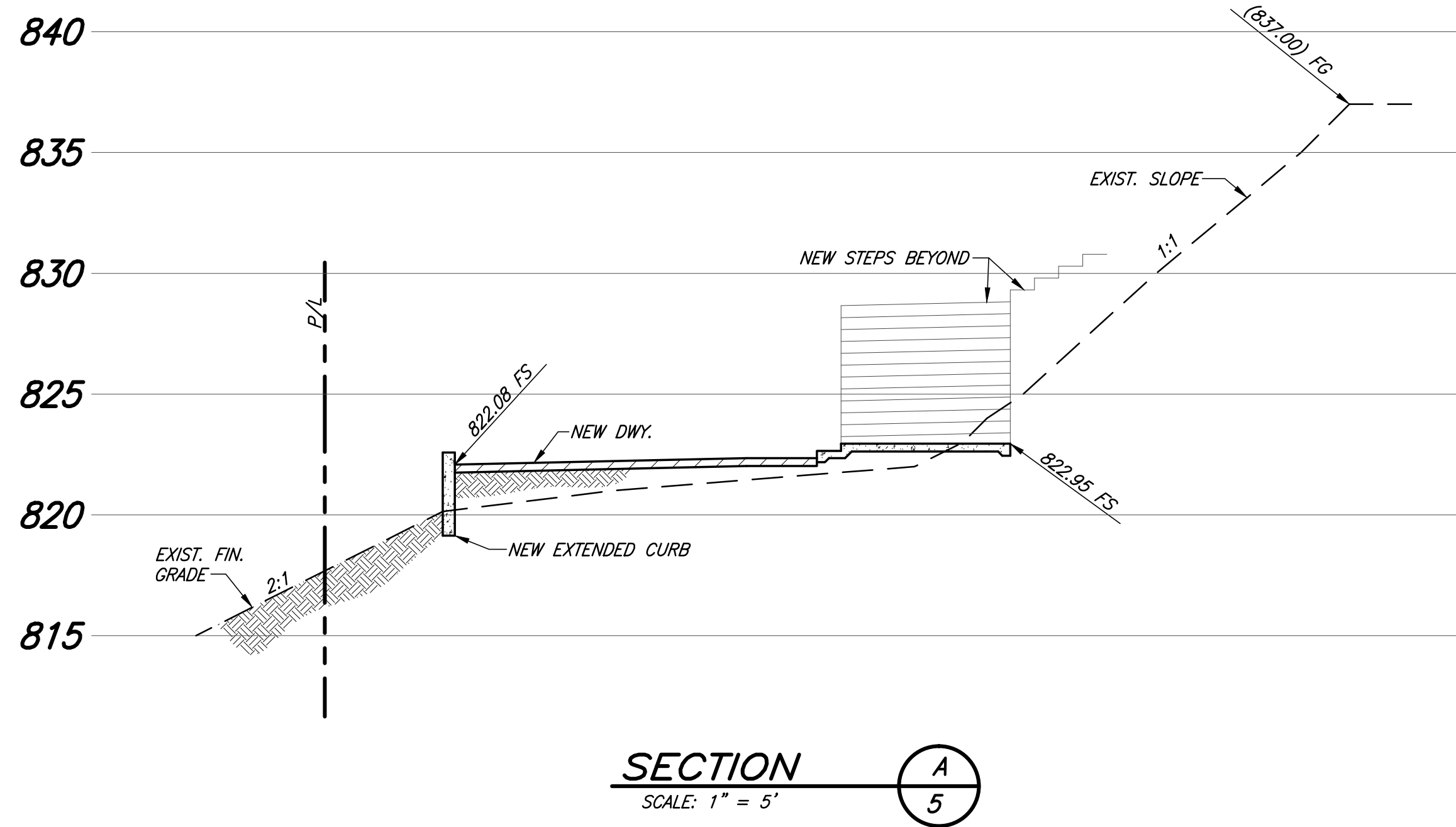


**GRADING PLAN**

<p><b>UNDERGROUND SERVICE ALERT</b></p> <p>CALL: TOLL FREE 811</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p><b>BENCHMARK</b></p> <p>DESCRIPTION: COUNTY BENCHMARK NO.: G 5424</p> <p>LOCATION: CS MON 500MM(1.6FT)S(OP OF 8M(26FT))</p> <p>E/O BCR @ SE COR FOOTHILL BLVD &amp; MAYFLOWER AVE</p> <p>MKD (RM NO 2 1959 SIERRA MADRE KG RE 5869)</p> <p>RECORDED:</p> <p>ELEVATION: 550.885' DATUM: ALCADIA (2005)</p>	<p><b>GEOTECHNICAL / SOIL ENGINEER:</b></p> <p>COMPANY NAME / LOGO</p> <p>ADDRESS</p> <p>PHONE:</p> <p>FAX:</p> <p>THE SOILS REPORT PREPARED BY</p> <p>DATED: _____ JOB # _____</p> <p>IS HEREBY MADE A PART OF THESE PLANS.</p> <p>ENGINEER: _____ DATE: _____</p>	<p><b>SEAL</b></p>	<p><b>ENGINEERING TITLE BLOCK</b></p> <p><b>Barbara L. Hall, P.E., Inc.</b></p> <p>318 West Evergreen Avenue Monrovia, CA 91016 Phone: (626) 256-3220 Fax: (626) 256-3218</p>	<p><b>SEAL</b></p>	<p><b>AS-BUILT DRAWING</b></p> <p>I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN ON PLANS.</p> <p>RCE NAME: _____</p> <p>SIGNATURE: _____ DATE: _____</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>SIGNATURE</th> <th>DELTA</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	SIGNATURE	DELTA	REVISION DESCRIPTION	DATE	APPROVED																			<p><b>APPROVALS</b></p> <p>INFRASTRUCTURE MAINTENANCE DIVISION</p> <p>PLANNING DIVISION</p> <p>BUILDING DIVISION</p> <p>FIRE DEPARTMENT</p> <p><b>CONSTRUCTION / AS-BUILT RECORD</b></p> <p>CITY INSPECTOR</p>	<p><b>CITY OF MONROVIA</b> DEPARTMENT OF PUBLIC WORKS</p> <p><b>CAPOBIANCO RESIDENCE</b> 9 HIDDEN VALLEY RD. MONROVIA, CA 91016</p> <p>ATLAS NO. _____ REFERENCE DRAWINGS _____</p> <p>APPROVED: _____ DATE: _____</p> <p>SCALE: AS SHOWN</p> <p>DRAWING NUMBER: <b>G-6</b> SHEET 4 OF 9</p>
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<p>34, NO REF. 34"E. 2.21'</p>		<p>FD. 5 WAT R.E. 18 BK. 81, PG. 47.</p> <p>N 68°24'12" E 18.83'</p>		<p>FD. 5 WAT R.E. 18 BK. 81, PG. 47.</p> <p>N 68°24'12" E 18.83'</p>																													

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT P.C.C. PAVEMENT PER DETAIL 1 ON SHEET 8.
- 2 CONSTRUCT P.C.C. CURB PER DETAIL 2 ON SHEET 8.
- 3 CONSTRUCT TYPE 1 EXTENDED CURB PER DETAIL 3 ON SHEET 8.
- 4 CONSTRUCT TYPE 1 DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 4 ON SHEET 8.
- 5 CONSTRUCT EQUIPMENT PAD PER DETAIL 5 ON SHEET 8.
- 6 CONSTRUCT TYPE 2 DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 6 ON SHEET 8.
- 7 CONSTRUCT TYPE 2 EXTENDED CURB PER DETAIL 7 ON SHEET 8.
- 8 CONSTRUCT FLOW-THROUGH PLANTER PER DETAIL 1 ON SHEET 9.
- 9 CONSTRUCT BOLLARD PER DETAIL 8 ON SHEET 8.
- 10 CATCH BASIN. SEE UTILITY PLAN.
- 11 CONSTRUCT RIP-RAP BLANKET PER DETAIL 5 ON SHEET 9.
- 12 CONSTRUCT 6" SCHEDULE 40 PVC DRAIN PIPE UNDER PCC PAVEMENT.
- 13 CONSTRUCT TYPE 2 EXTENDED CURB PER DETAIL 7 ON SHEET 8.



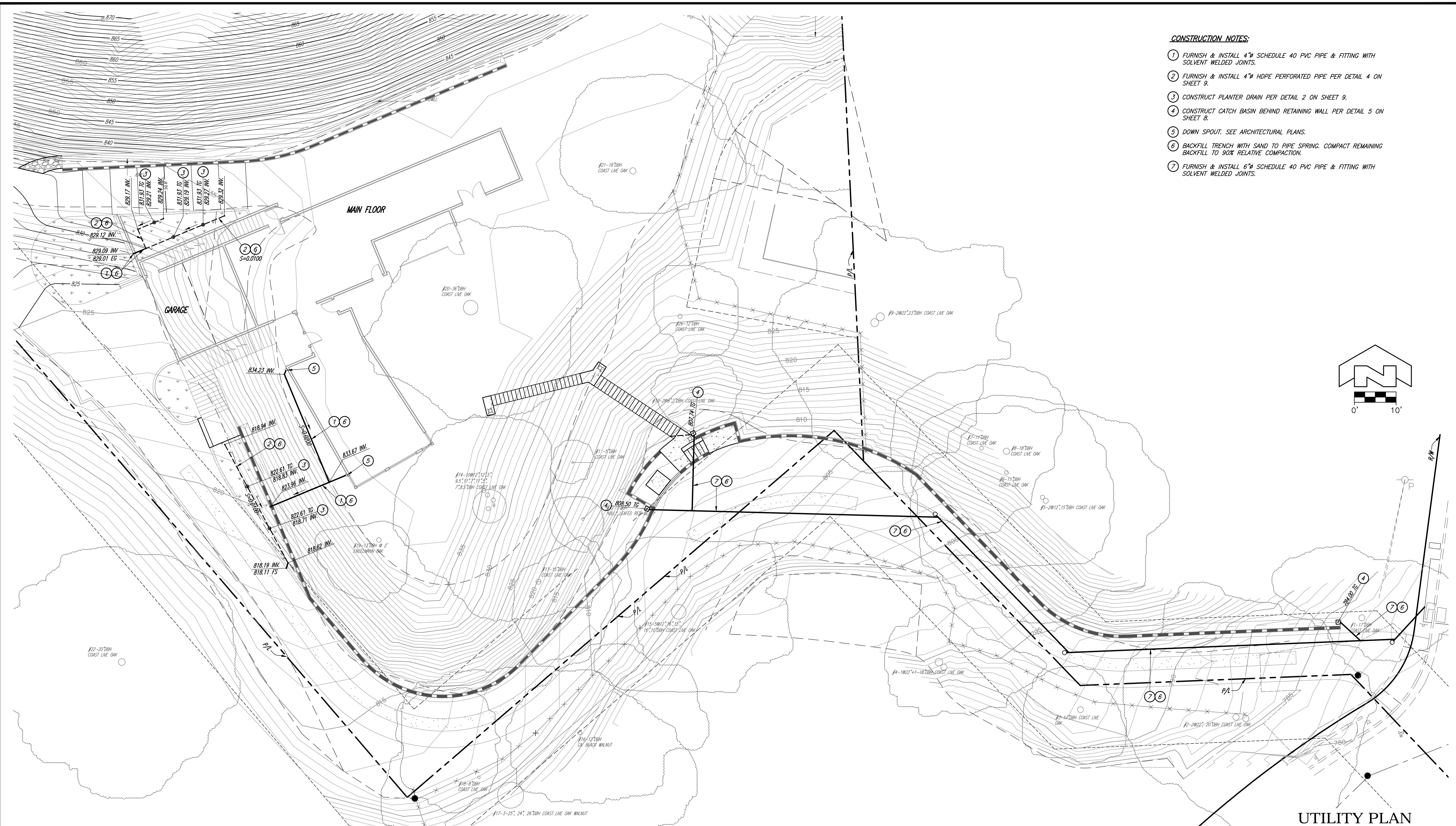
SEE SHEET 4 FOR CONTINUATION

**GRADING PLAN**

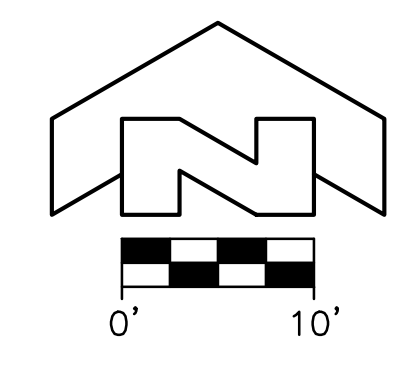
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- CONSTRUCTION NOTES:**
- 1 FURNISH & INSTALL 4" SCHEDULE 40 PVC PIPE & FITTING WITH SOLVENT WELDED JOINTS.
  - 2 FURNISH & INSTALL 4" HDPE PERFORATED PIPE PER DETAIL 4 ON SHEET 9.
  - 3 CONSTRUCT PLANTER DRAIN PER DETAIL 2 ON SHEET 9.
  - 4 CONSTRUCT CATCH BASIN BEHIND RETAINING WALL PER DETAIL 5 ON SHEET 8.
  - 5 DOWN SPOUT. SEE ARCHITECTURAL PLANS.
  - 6 BACKFILL TRENCH WITH SAND TO PIPE SPRING. COMPACT REMAINING BACKFILL TO 90% RELATIVE COMPACTION.
  - 7 FURNISH & INSTALL 6" SCHEDULE 40 PVC PIPE & FITTING WITH SOLVENT WELDED JOINTS.



**UTILITY PLAN**

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