

Hearing Officer Transmittal Checklist

Hearing Date
08-20-2013
Agenda Item No.

Project Number: PM063463-(4)
Case(s): Vesting Tentative Parcel Map No. 063463
Environmental Assessment Case No. 200600009
Planner: Alejandrina C. Baldwin

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Parcel Map dated 10-11-2012
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: Nooshini Paudyal



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

PM063463-(4)

HEARING DATE

8-20-2013

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 063463
Environmental Assessment No. 200600009

PROJECT SUMMARY

OWNER / APPLICANT

Ka Kui Kwong

MAP/EXHIBIT DATE

10-11-12

PROJECT OVERVIEW

A vesting tentative parcel map to create two parcels. Each parcel will be a minimum of 22,000 net square feet. An existing single-family residence will remain within Parcel No. 1. Two existing oak trees within Parcel No. 2 proposed to remain and an exhibit submitted depicts the possibility of developing Parcel No. 2 with a single-family residence without the need of encroaching into or removing any of the two oak trees. No development or grading is proposed.

LOCATION

2576 ½ Turnbull Canyon Road, Hacienda Heights

ACCESS

Parcel No.1 accessed from Daytona Avenue onto a private driveway and firelane; and Parcel No. 2 accessed from Vallecito Drive, existing secondary highway.

ASSESSORS PARCEL NUMBER(S)

8221-016-054

SITE AREA

1.24 gross (1.1 net) Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

Previous: Urban 1 (1.1 to 2.2)
Current: RL 10 (1du/10ac)

ZONE

R-A-12,000 (Residential Agricultural-12,000 Square Feet
Minimum Required Lot Area)

PROPOSED UNITS

2

MAX DENSITY/UNITS

3

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- The Hacienda Heights Community Plan designated the project site land use from Urban 1 (1.1 to 3.2) to RL 10. Since this project was filed prior to the adoption of the Community Plan update, this project was reviewed under the previous land use.
- Project originally requested three parcels and an oak tree permit. A redesign to two parcels allowed for a design which Parcel No. 2 could be developed with a single-family residence without the encroachment into the protected zone of an oak tree.

CASE PLANNER:

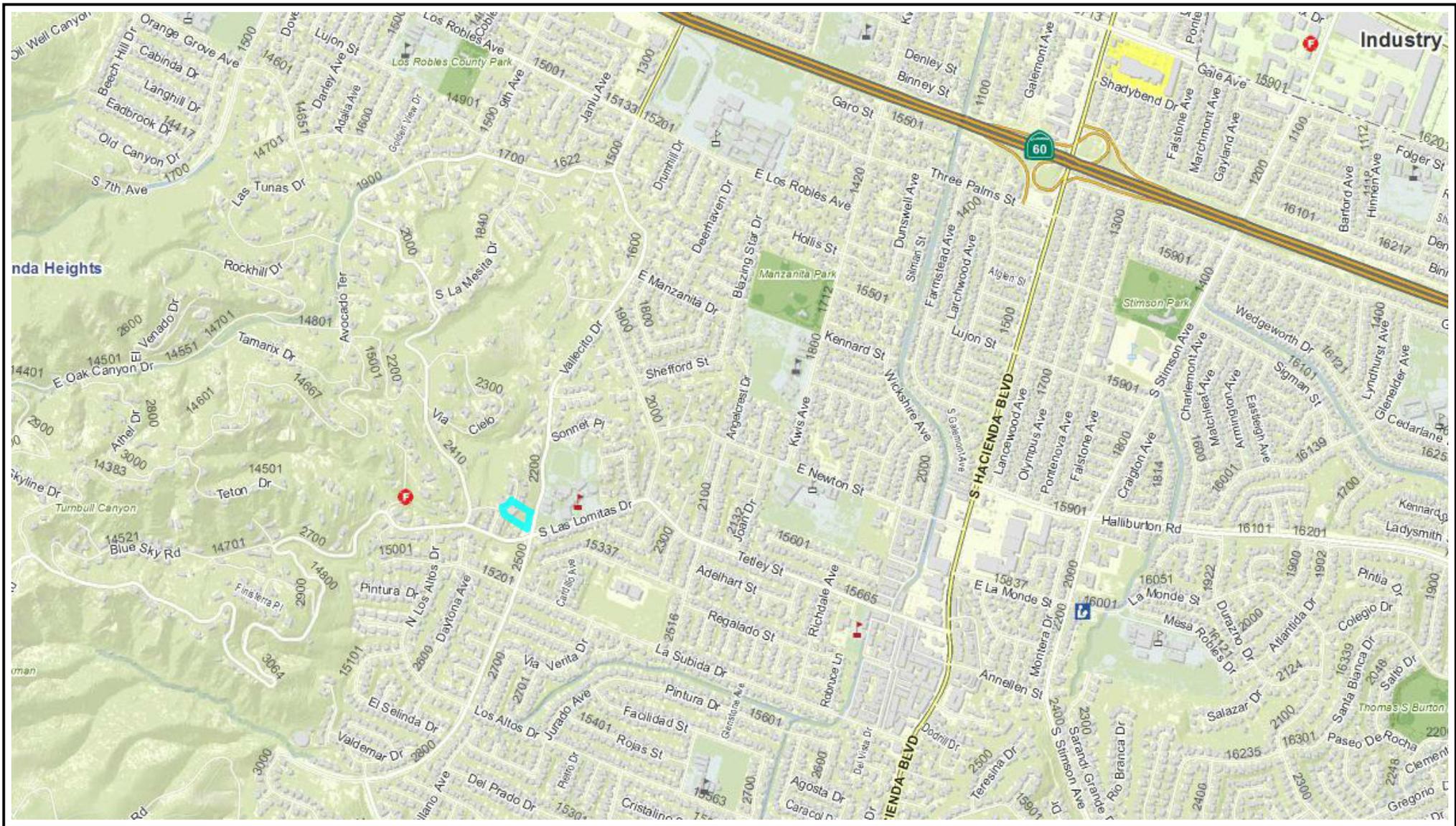
Alejandrina C. Baldwin

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

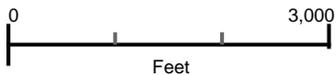
acbaldwin@planning.lacounty.gov



Department of Regional Planning

Printed: Aug 07, 2013

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ENTITLEMENTS REQUESTED

- Vesting Tentative Parcel Map No. 063463 to create two parcels over 1.24 gross acres.

PROJECT DESCRIPTION

Vesting Tentative map dated 10-11-2012 depicts two parcels with a minimum area of approximately 22,000 net square feet each. The existing single-family residence depicted within Parcel No. 1 is to remain. The two existing oak trees within Parcel No. 2 are proposed to remain and not encroached upon. An exhibit submitted depicts the possibility of developing Parcel No. 2 with a single-family residence and access from Vallecito Drive without the need of encroaching into or removing the two oak trees. A portion of Vallecito Drive, on the southwest corner of the project site, has been vacated and available to be used as access to Parcel No. 2. Parcel No. 1 is accessed from Daytona Avenue onto a private driveway and firelane. No development or grading is proposed.

EXISTING ZONING

The subject property is zoned R-A-12,000 (Residential Agricultural-12,000 Square Feet Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: A-1-1
South: R-A-15,000
East: R-A-10,000
West: R-A-12,000

EXISTING LAND USES

The subject property is developed with one single family residence. Surrounding properties are developed as follows:

North: Single family residential
South: Single family residential
East: School and single family residential
West: single family residential

PREVIOUS CASES/ZONING HISTORY

Original project design was for three single family residences and required the request of an oak tree permit (No. 200600004), which has been withdrawn along with a redesign of the project to a two parcel subdivision.

Site Plan Review No. 48732 approved the existing two-story single family residence within proposed Parcel No. 1, which is to remain, in 2003.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Hacienda Heights Community Plan (Community Plan), a component of the General Plan. The Community Plan Update was adopted by the Board of Supervisors on May 24, 2011. Within this update, the land use of the project site was changed from Urban 1 (1.1 to 3.2du/ac) to RL 10 (1du/10ac). Since this project was filed prior to the 2011 update, it is subject to the old land use of Urban 1 (1.1 to 3.2 du/ac), which was intended for urban hillside and large lot residential development. The two parcel subdivision has taken into consideration the hillside topography into its design and therefore is consistent with the Urban 1 land use.

The following policies of the Community Plan are applicable to the proposed project:

- *In areas where slope exceeds 30% the residential density shall not exceed one unit per acre. (Policy No. 1, pg 21)*

The slopes of the project site were analyzed and found to average less than 30%.

- *Will not significantly increase the wildland fire risk in the area.(Policy 4b, page 22)*

Proposed Parcel No. 1 is developed with one single-family residence and the development of a single-family residence within Parcel No. 2 would not require a wider fuel modification clearance than what Parcel No. 1 is required.

- *Limit residential densities to no more than 2 units per acre in the very low and moderately low slope stability zones. (Policy 2, page 28)*

The proposed project was redesigned to two parcels and therefore will limit the density on the 1.24 acre project site to two units.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.450 of the County Code, establishments in the R-A Zone are subject to the development standards of the R-1 Zone (Section 22.20.105). The proposed project only proposes the creation of two parcels and does not propose any development. All future development will be subject to current applicable codes.

Neighborhood Impact/Land Use Compatibility

The project site is already developed with one single family residence. The development of a second single family residence will be compatible with the development pattern of the neighborhood. The project site has sufficient area to meet the zoning requirements of 12,000 square feet. Each new parcel will provide the necessary frontage. The existing single family residence will continue to provide the required yard setbacks and future development will have sufficient area to comply with these setbacks as well.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project on November 8, 2012.

The conditions of all five departments of the Subdivision Committee are attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

No comments have been received as of writing this report.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number PM 063463-(4), Vesting Tentative Parcel Map No. 063463 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT ADOPT THE NEGATIVE PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VESTING TENTATIVE PARCEL MAP NO. 063463 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Alejandrina C. Baldwin, Principal Regional Planner, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Environmental Document
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

NP: ACB
August 8, 2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM063463-(4)
VESTING TENTATIVE PARCEL MAP NO. 063463**

1. **ENTITLEMENT REQUESTED.** The applicant, Ka Kui Kwong, is requesting a Vesting Tentative Parcel Map to create two parcels in the R-A-12,000 (Residential-Agricultural-12,000 Square Feet Minimum Required Lot Area) Zone.
2. **HEARING DATE.** August 20, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be filled out after public hearing.*
4. **PROJECT DESCRIPTION.** Vesting Tentative Parcel Map to create two parcels over 1.24 gross (1.1 net) acres.
5. **LOCATION.** 2576 ½ Turnbull Canyon Road, Hacienda Heights. APN 8221-016-054.
6. **VESTING TENTATIVE MAP DESCRIPTION.** Vesting Tentative map dated October 11, 2012 depicts the creation of two parcels with a minimum area of approximately 22,000 net square feet each. The existing single-family residence depicted within Parcel No. 1 is to remain. The two existing oak trees within Parcel No. 2 are proposed to remain and not encroached upon. An exhibit submitted depicts the possibility of developing Parcel No. 2 with a single-family residence and access from Vallecito Drive without the need of encroaching into or removing the two oak trees. A portion of Vallecito Drive, on the southwest corner of the project site, has been vacated and available to be used as access to Parcel No. 2. Parcel No. 1 is accessed from Daytona Avenue onto a private driveway and firelane. No development or grading is proposed.
7. **EXISTING ZONING.** R-A-12,000 (Residential-Agricultural-12,000 Square Feet Minimum Required Lot Area) Zone.
8. **EXISTING LAND USES.** The subject property is developed with one single family residence.
9. **PREVIOUS CASES/ZONING HISTORY.** Site Plan Review No. 48732 approved the existing single family residence within proposed Parcel No. 1 in 2003, which is to remain
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Hacienda Heights Community Plan (Community Plan), a component of the General Plan. The Community Plan Update was adopted by the Board of Supervisors on May 24, 2011. Within this update, the land use of the project site was changed from Urban 1 (1.1 to 3.2du/ac) to RL 10 (1du/10ac). Since

this project was filed prior to the 2011 update, it is subject to the old land use of Urban 1 (1.1 to 3.2 du/ac), which was intended for urban hillside and large lot residential development. The two parcel subdivision has taken into consideration the hillside topography into its design and therefore is consistent with the Urban 1 land use.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.20.450 of the County Code, establishments in the R-A Zone are subject to the development standards of the R-1 Zone (Section 22.20.105). All future development will be subject to current applicable codes.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project site is already developed with one single family residence. The development of a second single family residence will be compatible with the development pattern of the neighborhood. The project site has sufficient area to meet the zoning requirements of 12,000 square feet. Each new parcel will provide the necessary frontage. The existing single family residence will continue to provide the required yard setbacks and future development will have sufficient area to comply with these setbacks as well.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The conditions of all five departments of the Los Angeles County Subdivision Committee (Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated October 11, 2012 are attached.
14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** No comments have been received as of writing these findings.
16. **DENSITY.** Per Section 22.56.215 of the County Code, development within slopes of 25% and above which exceed the midpoint density require a conditional use permit. The project density does not exceed the midpoint density threshold of two units, as set forth in Section 22.56.215 and analyzed through a slope density analysis map. The proposal of two units over the project site does not require a Hillside Management Conditional Use Permit.
17. **DEVELOPMENT STANDARDS.** The proposed project shall comply with the development standards of the R-A-12,000 zone pursuant to Section 22.20.450 Of the County Code.
18. **VESTING MAP.** This vesting tentative map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.28.010 through 21.38.080 of the County Subdivision Code.

19. All future encroachments or removals of oak trees will require the request of an oak tree permit.

VESTING TENTATIVE MAP SPECIFIC FINDINGS

20. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Hacienda Heights Community Plan, a component of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.
21. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.
22. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.
23. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
24. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
25. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
26. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
27. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

28. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

29. The Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the project qualifies as a Negative Declaration is consistent with the finding by the State Secretary for Resources or by local guidelines that this project does not have a significant effect on the environment.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Vesting Tentative Parcel Map No. 063463, map dated October 11, 2012, as set forth in the Los Angeles County Code (Subdivision and Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 063463 is approved subject to the attached conditions.

NP:ACB
8-08-2013

c: Hearing Officer, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM063463-(4)
VESTING TENTATIVE PARCEL MAP NO. 063463**

PROJECT DESCRIPTION

The project is a vesting tentative parcel map to create two parcels. Each parcel will be a minimum of 22,000 net square feet. An existing single-family residence will remain within Parcel No. 1. Two existing oak trees within Parcel No. 2 are proposed to remain; and an exhibit submitted depicts the possibility of developing Parcel No. 2 with a single-family residence without the need of encroaching into or removing any of the two oak trees. No development or grading is proposed. The vesting tentative map is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file.
9. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
10. Within three (3) days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus

\$75.00 processing fee), or **\$3,070.25** (\$2,995.25 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

VESTING TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

17. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
18. The subdivider shall provide at least 50 feet of street frontage for each lot.

19. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.
20. The subdivider shall comply with all conditions set forth in the attached County Subdivision Committee Reports for the tentative map dated 10-11-2012.

Attachments:

Subdivision Committee Report and Conditions (pages 1- 18)

Date 02/12/2013

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin Carolina Blengini/Lynda Hikichi/Josh Huntington/
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin
Department of Public Works

PARCEL MAP NO. 063463

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 10/11/2012.

Revised pages of Public Works' report for map dated 10/11/2012 as follows.

Subdivision : Page 1 of 2

Add Geology/soils report : Page 1 of 2 and 2 of 2

Revised Public Works' report clearing previous Geology/soils denial(s).

Public Works still has _____ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

cc: *EGL (Hank Jong)*

The following reports consisting of 11 pages are the recommendations of Public Works.

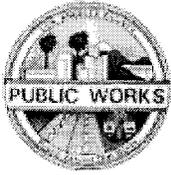
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

HW

7. Quitclaim or relocate easements running through proposed structures.
8. Delineate proof of access to a public street to parcel 1 on the final map.
9. Depict all line of sight easements on the road plan.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 63463

TENTATIVE MAP DATE: 10/11/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map).

Prior to recordation of a Final Map:

Deed restrictions for cross-lot drainage will be required to the satisfaction of the Department of Public Works.

Yong Guo
Name YONG GUO Date 10/30/2012 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP _____ 63463
SUBDIVIDER _____ Kwong _____
ENGINEER _____ EGL Associates, Inc. _____
GEOLOGIST Environmental Geotechnology Lab, Inc.
SOILS ENGINEER Environmental Geotechnology Lab, Inc.

TENTATIVE MAP DATED _____ 10/11/12
LOCATION _____ Hacienda Heights
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE 1/08/13, 11/05/12, 12/22/06, 11/09/06,
9/11/06, 9/25/03, 9/30/02
REPORT DATE 1/08/13, 11/05/12, 12/22/06, 11/09/06,
9/11/06, 9/25/03, 9/30/02

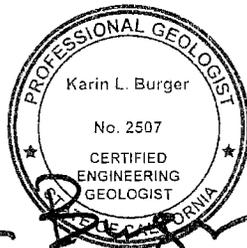
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
- 2. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 2 refer to reports by Environmental Geotechnology Lab, Inc. ,dated 1/08/13, 11/05/12, 12/22/06, 11/09/06, 9/11/06 ."

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports will be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-7-13 is attached.



Reviewed by _____ Karin Burger _____ Date February 6, 2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA GMPH
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 63463
Location Hacienda Heights
Developer/Owner Kwong
Engineer/Architect EGL Associates, Inc.
Soils Engineer Environmental Geotechnology Laboratory, Inc. (05-001-001EGU2)
Geologist Environmental Geotechnology Laboratory, Inc.

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 10/11/12 (rev.)
Soils Engineering and Geology Reports Dated 1/8/13, 11/5/12, 12/22/06, 11/9/06, 9/11/06, 9/25/03, 9/30/02
Previous Review Sheet Dated 12/12/12

ACTION:

Tentative Map feasibility is recommended for approval.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 2/7/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmpub\Soils Review\Jeremy\PR 63463, Hacienda Heights, TPM-A_10.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PAECEL MAP NO. 63463REV4

Page 1/1

TENTATIVE MAP DATED 10-11-2012

Approval of this map pertaining to grading is recommended (no grading is proposed).



Name Tony Hui Date 10/30/12 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\63463 Rev 4.doc

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

1. Dedicate right of way 40 feet from centerline on Vallecito Drive.
2. Dedicate the right to restrict vehicular access on Vallecito Drive.
3. Permission is granted to vacate excess right of way on Vallecito Drive, providing the adjoining property owners have the underlying ownership of the area to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
4. Dedicate slope and drainage easements on Vallecito Drive Road to the satisfaction of Public Works.
5. Construct transition improvements on Vallecito Drive in the vicinity of the northeasterly property line of parcel 2 to the satisfaction of Public Works.
6. Construct curb, gutter, base, pavement, and sidewalk on Vallecito Drive within the project frontage to the satisfaction of Public Works.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Vallecito Drive to the satisfaction of Public Works.
8. Construct driveway approaches at the site to the satisfaction of Public Works.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Plant street trees along the property frontage on Vallecito Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
11. Provide adequate sight distance for a 65 mph design speed (725 feet) on Vallecito Drive from any proposed driveway serving Parcels 2. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center

of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Any proposed wall shall not impede the line of sight. Additional on-site grading may be required.

12. Depict all line of sight easements on landscaping and grading plans.
13. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
14. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Vallecito Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

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



Prepared by Sam Richards
pm63463r-rev4.doc

Phone (626) 458-4921

Date 10-31-2012

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Reserve 6 feet wide private sanitary sewer easement on parcel 2 in favor of parcel 1.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

HW

Prepared by Tony Khalkhali
pm63463s-rev4.doc

Phone (626) 458-4921

Date 10-29-2012

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

HW

Prepared by Tony Khalkhali
pm63463w-rev4.doc

Phone (626) 458-4921

Date 10-29-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 63463 Map Date October 11, 2012 - Ex. A

C.U.P. _____ Map Grid PUENTE - 0406A

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of this project as presently submitted with the following conditions of approval:**
- Fire Department vehicular access to Parcel 2 will be determined when development is proposed prior to building permit issuance.

By Inspector: Juan C. Padilla Date October 30, 2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63463 Tentative Map Date October 11, 2012 - Ex. A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install **1** public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per fire flow test perform by San Gabriel Valley Water Company, existing water system is adequate. The required public fire hydrant, as indicated on the Tentative Map, shall be installed, tested and accepted or bonded for prior to Final Map approval.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector JuanC Padilla

Date October 30, 2012

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



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	63463	DRP Map Date:	10/11/2012	SCM Date:	11/08/2012	Report Date:	10/31/2012
Park Planning Area #	9		HACIENDA HEIGHTS			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$2,362

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,362 in-lieu fees.

Trails:

No trails.

Comments:

Proposed two (2) single-family lots, with credit for an existing house to remain; net increase of one (1) unit.

*****Advisory:**

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

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	63463	DRP Map Date:	10/11/2012	SMC Date:	11/08/2012	Report Date:	10/31/2012
Park Planning Area #	9		HACIENDA HEIGHTS			Map Type:	REV. (REV RECD)

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where:
- P =** Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Ratio =** The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 - U =** Total approved number of Dwelling Units.
 - X =** Local park space obligation expressed in terms of acres.
 - RLV/Acre =** Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.50	0.0030	1	0.01
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.30	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$236,152	\$2,362

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$236,152	\$2,362



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District
Mark Ridley-Thomas
Second District
Zev Yaroslavsky
Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

Parcel Map: 063463

Vicinity: Hacienda Heights

Tentative Parcel Map Date: October 11, 2012 (4th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 063463** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: *Ken Habaradas* Phone No. (626) 430-5382 Date: October 30, 2012
Ken Habaradas

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Environmental Determination: Negative Declaration
Project Number PM063463-(4)
Environmental Case Number 200600009

1. Project Description:

A vesting tentative parcel map to create two parcels. Each parcel will be a minimum of 22,000 net square feet. An existing single-family residence will remain within Parcel No. 1. Two existing oak trees within Parcel No. 2 proposed to remain and an exhibit submitted depicts the possibility of developing Parcel No. 2 with a single-family residence without the need of encroaching into or removing any of the two oak trees. No development or grading is proposed.

2. Project Location:

2576 ½ Turnbull Canyon Road, Hacienda Heights
APN 8221-016-054

3. Proponent:

K.K. Kwong
2440 S. Hacienda Heights, Ste 113
Hacienda Heights, CA 91745

4. Findings of no effect:

The initial study determined that the project is not likely to have a significant effect on the environment.

5. Location and custodian of record of proceedings:

The location and custodian of the record of proceedings on which adoption of this Negative Declaration is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by Alejandrina C. Baldwin

August 6, 2013

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: PM063463 / Environmental Assessment No. 20060009/ Vesting Tentative Parcel Map No. 063463

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Alejandrina C. Baldwin, (213) 974-6433

Project sponsor's name and address: K.K. Kwong, 2440 S. Hacienda Blvd., Suite 1, Hacienda Heights, CA 91745

Project location: 2576 1/2 Turnbull Canyon Road, Hacienda Heights, CA

APN: 8221-016-054 USGS Quad: La Habra

Gross Acreage: 1.24 gross (1.1 net) acres

General plan designation: N/A

Community/Area wide Plan designation: Hacienda Heights Community Plan RL 10 (filed under old plan which designated land use was Urban 1 [1.1 to 3.2])

Zoning: R-A-12,000 (Residential Agricultural-12,000 Square Feet Minimum Required Lot Area), No CSD

Description of project: A vesting tentative parcel map to create two parcels over 1.24 gross (1.1 net) acres. Each lot to be a minimum of two half acres in size. There are two existing oak trees which are proposed to remain within Parcel No.2. The project site is currently developed with a single-family home constructed in 2004 and is accessed via a private easement from Daytona Avenue. Proposed Parcel No. 2 will be accessed from Vallecito Drive, an existing secondary highway. No grading is proposed.

Surrounding land uses and setting: The project site is located in an urban area surrounded by medium single family residential development. Residential lots vary in size from approximately 12,000 square feet to over one acre.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>04-035/TR060973</u>	<u>Subdivision to create 10 single-family lots on 12.3 gross acres. Pending.</u>

Reviewing Agencies: [See **CEQA Appendix B** to help determine which agencies should review your project]

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- San Gabriel Water Company
- Hacienda La Puente Unified School District
- Hacienda Heights Improvement Association

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division:
 - Sheriff Department
 - Parks and Recreation
 - Subdivision Committee
 -

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- Aesthetics
- Agriculture/Forest
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?

There are no scenic highways designated by the State of California or the Los Angeles County General Plan in the project vicinity. The closest designated highway (Angeles Crest Highway) is approximately 20 miles from the project site. The project site is completely surrounded by unincorporated areas and therefore, would not impact scenic highways or corridors designated by cities adjacent to or near the project site. The closest significant ridgeline is located over one-quarter of a mile from the project site and is at an elevation (860 feet) approximately 200 feet higher than the project site (616-550 feet). Therefore, no impact will occur.

- b) Be visible from or obstruct views from a regional riding or hiking trail?

The closest proposed Whittier Connector Trail and existing Schabarum and 7th Avenue Loop Trails are approximately one mile from the project site. Therefore, no impact will occur.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is a developed lot in the unincorporated urban area of Hacienda Heights. There are no rock-outcroppings in the project vicinity. As discussed above, there are no scenic highways in the project vicinity.

- d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The project site is a developed with a single-family residence at the northern portion of the lot. The single-family residence is proposed to remain within Parcel No. 1. If Parcel No. 2 were to be developed with a single-family residence it will be compatible in visual character. Parcel No. 2 is at a lower elevation from Parcel No. 1.

- e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

As discussed above, Parcel No. 1 is developed with a single-family residence to remain. All future development would have to comply with the County Ordinances which regulate setbacks, height, and use which would prevent new substantial shadows, light, or glare.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site is not identified as Farmland and so this Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is zoned Residential Agricultural, 12,000 square feet minimum lot area (R-A-12,000). However the site is not currently used for agricultural purposes and it is not designated as Agricultural Opportunity Area or is not under a Williamson Act contract.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production in the Project site.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p><u>There is no forest land in the Project site.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> <p><u>There is no forest land or Farmland in the Project site.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is located within the South Coast AQMD (SCAQMD). The Project proposes to create two parcels. The existing single-family residence will remain within Parcel No. 1. Although development of Parcel No. 2 is not proposed at this time, the creation of a new parcel creates an opportunity for future development of a new single-family residence within Parcel No. 2. The calculations of the proposed project's potential emission impacts using the Urbemis 2007 Version 9.2.4 (Appendix) demonstrates that the an additional single-family residence would not exceed the SCAQMD air quality significance thresholds. Therefore, the project is not expected to conflict with or obstruct implementation of the applicable SCAQMD air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project proposes to subdivide into two parcels and will not violate any applicable federal or state air quality standard or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is comprised of the subdivision of a 1.27-acre parcel into two residential parcels. The calculations of the proposed project's emission impacts using the current California Emission Estimator Model (CalEEMod) (Appendix) demonstrate that the construction emissions are less than significant with mitigation measures. The mitigation measures (MA-1) will reduce PM10 and PM2.5 during grading activities to less than significant. With mitigation measures, the air emissions that will be generated by the Project, both during construction and operations will not exceed the South Coast AQMD or Antelope Valley AQMD CEQA significance threshold.

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to create two parcels and is not considered a sensitive receptor. Parcel No. 1 is developed with a sing-family residence which is to remain. Although Parcel No. 2 does not propose development at this time, it will create the potential to develop one single-family residence. The properties adjacent to Parcel No. 2 on the east and west side are single-family lots developed with one single-family residence. Across Vallecito Drive, on the south side of Parcel No. 2 there is currently a sensitive receptor (St. Mark’s Lutheran Church and School). Although, as discussed above, development on Parcel No. 2 is not currently proposed and the construction of one single-family residence does not exceed the SCAQMD air quality significance thresholds.

e) Create objectionable odors affecting a substantial number of people?

The Project proposes to create two parcels and is not considered a sensitive receptor. Parcel No. 1 is developed with a sing-family residence which is to remain. Although Parcel No. 2 does not propose development at this time, it will create the potential to develop one single-family residence.. The single-family homes will not generate any obnoxious odors, dust or other hazardous air emissions that exceed thresholds or emissions limits. Project construction may increase the amount of dust in the air. However, standard dust control measures as stipulated by State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) will be employed which will ensure that any air quality impacts remain insignificant.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site currently contains a single-family residence which is to remain within Parcel No. 1. Parcel No. 2 is dominantly covered in grass and contains two oak trees to remain. An exhibit has been submitted which demonstrates that Parcel No. 2 can be developed without the need to encroach upon or remove an oak tree. Therefore an oak tree permit is not required. Also, no other sensitive or special status species have been identified within the Project site.

<p>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site does not contain any sensitive natural communities other than two oak trees which are not proposed to be removed or encroached upon. An exhibit has been submitted which demonstrates that it is possible to construct a single-family residence within Parcel No. 2 without encroaching into the protected zone of the oak trees.

<p>c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site does not contain federally or state protected wetlands or waters of the United States.

<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not in the path of the movement of any native resident or migratory fish or wildlife species or is a wildlife corridor. The Project site is within an urbanized area and developed with one single-family residence to remain within Parcel No. 1. The properties adjacent to the east and west of the Project are developed with single-family residences as well.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The Project site contains two oak trees which have not been determined to be an oak woodland and both trees are not proposed to be encroached upon or removed. Therefore, the creation of two parcels on the Project site will not convert oak woodlands and although they will contain oak trees, they will not be disturbed.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

As discussed above. The Project site contains two oak trees which are not proposed to be encroached upon or removed. An exhibit was submitted which demonstrated that a single-family residence can be developed within Parcel No. 2 without the need to encroach or remove an oak tree. Therefore, an oak tree permit is not required and this Project will not conflict with any local policies or ordinances protecting biological resources. No other sensitive or protected species were found within the Project site.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The Project does not conflict with any adopted state, regional, or local habitat conservation plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site has not been identified to have a significant historical resource as defined in CEQA Guidelines § 15064.5.

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site has not been identified to have a significant historical resource as defined in CEQA Guidelines § 15064.5.

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No paleontological resources or sites, unique geological features, or rock formations were observed on the subject property. The Project site has an average slope of about 26% with most of the area within less than 50% slopes. Therefore the Project will not directly or indirectly destroy a unique paleontological resource or is a site of unique geological features.

<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no record of human remains on the project site. If human remains are discovered as a result of site disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine it and determine appropriate mitigation measures

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is subject to and will comply with the Los Angeles County Green Building Standards since it includes new buildings and a complete building permit application was not filed prior to 1/1/09.

b) Involve the inefficient use of energy resources (see [Appendix F](#) of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluations of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The Project site is located 1.1 miles north of the nearest fault zone and fault trace. Therefore, people or structures on the Project site might not be exposed to potential substantial adverse effects (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page.)

ii) Strong seismic ground shaking?

The Project site is located 1.1 miles north of the nearest fault zone and fault trace. Therefore, people or structures on the Project site might not be exposed to potential substantial adverse effects (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page.)

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The Project site contains an approximate 12,500 square foot area within a liquefaction zone, which is approximately 22 percent of the total Project area. The liquefaction zone is located mainly on the southern portion of the site, within Parcel No. 1 (Source: Alquist-Priolo Earthquake Fault Zoning Act; Southern California Seismic Hazard Map Data Access Page; California Geology Website.) Prior to any development or grading, a Geologic and Geotechnical Engineering Report will be required by the Department of Public Works.

iv) Landslides?

The Project site is not within a landslide zone (GIS-NET3 Seismic Hazard). Although no development is proposed at this time, prior to any development or grading, a Geological and Geotechnical Engineering Report will be required by the Department of Public Works.

b) Result in substantial soil erosion or the loss of topsoil?

The Project proposes to create two residential parcels, of which one will contain the existing single-family residence to remain. Although development of Parcel No. 2 is not proposed at this time, the development of this parcel will require the necessary plans to prevent soil erosion or substantial loss of topsoil. The Project site is currently covered in grass which will not result in substantial soil erosion or loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The Project proposes to create two parcels of which one will continue to contain the existing single-family residence. Although no development is currently proposed for Parcel No. 2, the Department of Public Works has reviewed Soils Engineering and Geology Reports dated 1/8/13, 11/5/12, 12/22/06, 11/9/06, 9/11/06, 9/25/03, and 9/30/02 and have found the tentative map to be feasible. Although development is not proposed at this time, prior to final map the project is condition to indicate through a note the potential building site including access to building areas. Prior to building or grading plans an development will require geology and/or soils engineering reports to be submitted as well.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The Project proposes to create two parcels of which one will continue to contain the existing single-family residence. Although no development is currently proposed for Parcel No. 2, the Department of Public Works has reviewed Soils Engineering and Geology Reports dated 1/8/13, 11/5/12, 12/22/06, 11/9/06, 9/11/06, 9/25/03, and 9/30/02 and have found the tentative map to be feasible. Although development is not proposed at this time, prior to final map the project is condition to indicate through a note the potential building site including access to building areas. Prior to building or grading plans an development will require geology and/or soils engineering reports to be submitted as well.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The Project does not propose an onsite wastewater treatment system.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The slope density analysis map for the Project established the low density threshold at two (2) units. The Project proposes to subdivide into two residential parcels. Therefore, the Project will not conflict with the Hillside Management criteria since it does not exceed the low density threshold of two units and is not required to request a conditional use permit for the proposed use. The Project is not required to provide

open space or is within an open space designated land use area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to create two single-family residential parcels. Considering its small scale and requirements by the County’s Green Building Ordinance, it is not expected that the Project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project proposes to create two single-family residential parcels. Considering its small scale, it is not expected that the Project will generate GhG’s that may have a significant impact on the environment. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes two single-family residential parcels and that does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which will not create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes two single-family residential parcels that does not include the release of hazardous materials or waste into the environment. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which will not create a significant hazard to the public or the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is across the street from a school-church (St. Marks Lutheran School and Church), although the creation of two single-family residential parcels would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The existing single-family residence will remain within Parcel No. 1 and is not proposed to be demolished.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

e) For a project located within an airport land use

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no public airports in the Hacienda heights area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The Project site is not within the vicinity of a private airstrip, or would result in a safety hazard for people residing or working in the project area.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The Project site is within a Very High Fire Severity Zone.

ii) within a high fire hazard area with inadequate access?

The Project site is within a Very High Fire Severity Zone and has adequate access. Parcel No. 1 is accessed from Daytona Avenue and Parcel No. 2 will be accessed from Vallecito Drive and will be close to the intersection of Vallecito Drive and Las Lomas Drive.

iii) within an area with inadequate water and pressure to meet fire flow standards?

This Project is conditioned by the County Fire Department to provide one fire hydrant with a required fire flow of 1250 gallons per minute at 20 psi for a duration of two (2) hours. Therefore this Project will be served by a fire hydrant with adequate water pressure to meet fire flow standards.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The Project site is not located within the proximity to land uses that have the potential for dangerous

fire hazard. The surrounding land uses include single-family residential, school and church.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The Project proposes to subdivide into two single-family residential parcels which do not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Violate any water quality standards or waste discharge requirements?

The Project proposes to create two single-family residential parcels which will connect to public sewer by connecting to the County of Los Angeles Sanitation District. The subdivider will be required to request for annexation to the County Sanitation District prior to final map approval and obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The Project proposes to create two-single family residential parcels and for the existing single-family residence on Parcel No. 1 to remain. The existing single-family residence is being served by the San Gabriel Water Company and Parcel No. 2 will be served by the same company.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The Project site does not contain a stream or river. No changes are proposed to the existing single-family residence which is to remain on Parcel No. 1 and future development within Parcel No. 2 must comply with the County’s Low Impact Development Ordinance.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding on- or off-site. The Project site does not contain a stream or river. No changes are proposed to the existing single-family residence which is to remain on Parcel No. 1 and future development within Parcel No. 2 must comply with the County’s Low Impact Development Ordinance.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The Project proposes to create two parcels of which will contain an existing single-family residence to remain. No additional impervious area is proposed within Parcel No. 1 and future development within Parcel No. 2 must comply with the County's Low Impact Development ordinance.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The Project does not propose grading or development of Parcel No. 2 at this time. Prior to final map, a deed restriction for cross-lot drainage will be required to the satisfaction of the Department of Public Works which will address future development of Parcel No. 2.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The Project proposes to create two single-family residential parcels and for the existing single-residence to remain within Parcel No. 1. Development of Parcel No. 2 is not proposed at this time, although all future development will comply with the most current County policies and regulations including the Low Impact Development Ordinance.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/asbs_areas.shtml

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The Project does not propose to use a septic system or other private sewage disposal systems.

j) Otherwise substantially degrade water quality?

As mentioned above, the existing single-family residence will remain on Parcel No. 1, and although no development is proposed on Parcel No. 2 at this time, all future development will have to comply with the most current County standards and regulations such as the Low Impact Development ordinance. Also, the Project will not propose to use a septic system or other private sewage disposal systems. Therefore the

Project will not substantially degrade water quality.

- k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?**

The Project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”).

- l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**

The Project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”).

- m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

The project site is not within a 100-year flood hazard area as mapped by a FEMA FIRM.

- n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?**

The Project site is not in a flood zone and no levee is proposed.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The project is located in a low density residential agricultural zoned area and the proposal to create two residential parcels is consistent with the development pattern and lot sizes in the area. There is an existing single-family residence to remain on Parcel No. 1 and the development of a single-family residence on Parcel No. 2 would be consistent with the development pattern in the community.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The Project proposes to create two residential parcels of minimum size as required by the zone and consistent in density with the neighborhood. The density of the Project is consistent with the land use plan as well.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The Project is within the R-A-12,000 zone which requires a minimum of 12,000 square feet of lot area. Both proposed parcels will meet the minimum required area, Parcel No. 1 is proposed at 22,468 net square feet and Parcel No. 2 is proposed at 22,931 net square feet.

d) **Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**

The slope density analysis map for the Project established the low density threshold at two (2) units. The Project proposes to subdivide into two residential parcels. Therefore, the Project will not conflict with the Hillside Management criteria since it does not exceed the low density threshold of two units and is not required to request a conditional use permit for the proposed use.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the General Plan/Impact Analysis Related Special Management Areas map.

<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the General Plan/Impact Analysis Related Special Management Areas map.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance, the General Plan Noise Element, or the Community Plan Noise Element. The project site is not near a noise-generating site (airport, freeway, industrial site). The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 db from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no thresholds for noise.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not expose sensitive receptors or excessive noise levels. The Project does not proposed development of Parcel No. 2 at this time and in the future all development and construction would have to conform to the Title 12 Chapter 12.08 (Noise Control Ordinance) of the Los Angeles County Code. Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. The Project proposes to create two residential parcels of which one will contain the existing single-family residence that is to remain.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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amplified sound systems?

The Project does not propose development at this time. The existing single-family residence is to remain within Parcel No. 1. The noise generated by construction equipment during any future development will be less than significant considering the scale of the project and the scarce populated area in which it is located. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance. The project does not propose amplified sound systems.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not in the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not induce substantial growth in the area. The project site is surrounded by single-family development at suburban densities. The project proposes two residential parcels and the existing single-family home will remain within Parcel No. 1. This low density development is consistent with the type of development existing in this area and will not induce substantial growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to create two parcels and maintain the single-family residence with Parcel No. 1. The Project will not displace any existing housing and will not require the replacement of housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project proposes to create two parcels and maintain the single-family residence with Parcel No. 1. The Project will not displace substantial numbers or people, necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project will not cumulatively exceed official regional or local population projections as it proposes to create two single-family residential parcels of which one will continue to contain a single-family residence.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has indicated that per the fire flow test performed by San Gabriel Valley Water Company, the existing water system is adequate and that the required public fire hydrant shall be installed prior to final map approval. Although development of Parcel No. 2 is not currently proposed, future development will provide additional water system requirements during the building permit process.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 6 miles from the Los Angeles County Sheriff's Rowland Heights station.

Schools?

The project site is included within the Hacienda La Puente School District ("School District"). Considering the scale of the Project, the two residential parcels are not expected to create a capacity problem for the School District.

Parks?

The project is conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required.

Libraries?

The project is conditioned to pay library fees per Los Angeles County Code Section 22.72.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The Project proposes to create two residential parcels. The existing single-family residence will remain within Parcel No. 1 and although Parcel No. 2 does not propose development at this time it is assumed that a single-family residence may be developed within it in the future. The addition of one single-family residence within the Project site would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a Quimby Fee obligation of 0.01 acres or \$2,362 in in-lieu fees. The subdivider will be required to pay the in-lieu fees to meet the park obligation of this project. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project site is located near the intersection of Vallecito Drive and Las Lomas Drive. The Project site is adjacent to single-family residential lots and across the street of a school and church. The Project site is not near any regional open space connectivity areas. The Project site is within a developed suburban area.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

<p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provides the basis for developing the land use assumptions at the regional and small-area levels which build the 2008 Regional Transportation Plan Alternative.

<p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to create two residential parcels and for the existing single-family residence to remain on Parcel No. 1. Considering the low intensity of the project, it is expected that it will not exceed the County CMP Transportation Impact Analysis thresholds.

<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site proposes to create two residential parcels, of which Parcel No. will take access from Daytona Avenue and Parcel No. 2 will take access for Vallecito Drive. The Project will not increase hazards

due to design features or contain incompatible uses.

e) Result in inadequate emergency access?

The Project site proposes to create two residential parcels, of which Parcel No. 1 will take access from Daytona Avenue and Parcel No. 2 will take access for Vallecito Drive. Therefore each parcel will have separate access which would allow the Project to not result with inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The Project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities since the Project site does not include or border such transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to connect to the County Sanitation District. The existing single-family residence which will remain within Parcel No. 1 is already being serviced by public sewer and so the addition of future development within Parcel No. 2 is not expected to exceed treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project does not propose or require a new water or wastewater treatment facility or expansion of existing facilities, therefore the creation of two parcels and potential future development of Parcel No. 2 will not cause significant environmental effects.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Public Works' review of the project indicates the project would not create drainage system capacity problems; no construction of new storm water drainage facilities or expansion of existing facilities is required.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The Project site contains an existing single-family residence which is to remain within Parcel No. 1. The Project has received a Will Serve Letter from the San Gabriel Water Company.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The serving energy utility, Southern California Edison, has not indicated the project will create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The project will be serviced by the Valley Vista Services, which will have sufficient permitted capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solidwaste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the Project will have no impact or less than significant impact.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes to create two residential parcels and for the existing single-family residence to remain within Parcel No. 1. Although development is not proposed at this time, future development of Parcel No. 2 will be required to comply with all County standards and regulations including the Green Building Ordinance. Future development of Parcel No. 2 in a more sustainable fashion may still allow the Project to attain long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project does not have cumulative impacts. The Project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project will have no impact on aesthetics, agriculture/forest, cultural resources, energy,

landuse/planning, and mineral resources. The Project will have less than significant impact on air quality, biological resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities/services. Therefore the Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

PM 063463-(4)

PROJECT SITE PHOTO

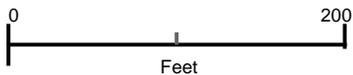


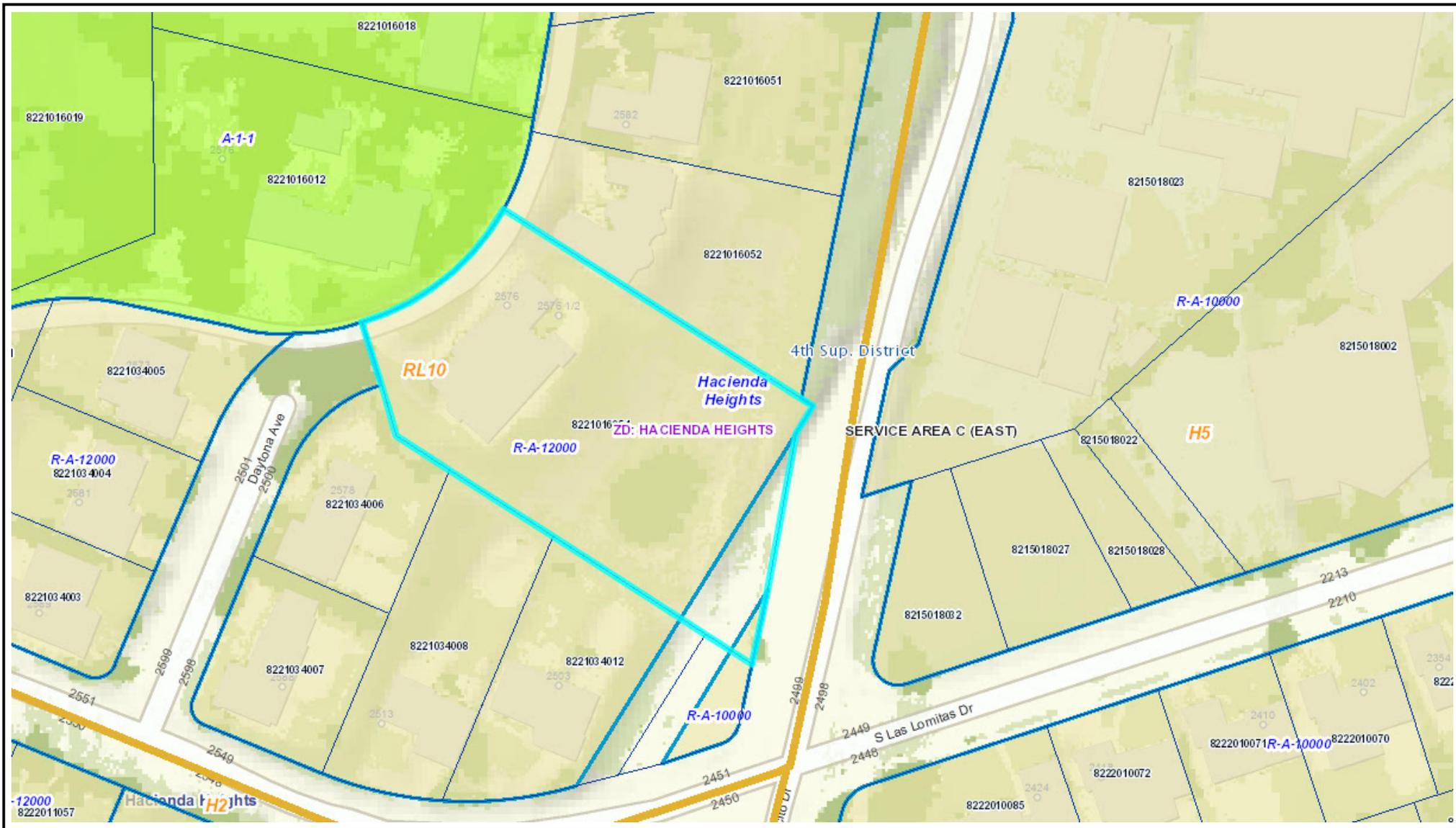


Department of Regional Planning

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