



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 5, 2013

TO: Librarian
La Crescenta Library
2809 Foothill Blvd.
La Crescenta, CA 91214

FROM: Lynda Hikichi 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**SUBJECT: PROJECT NO. PM071617-(5) / TENTATIVE PARCEL MAP NO. 071617
& ENVIRONMENTAL ASSESSMENT NO. 201100092**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on December 11, 2013.

Please have the materials listed below available to the public through December 26, 2013.

If you have any questions regarding this matter, please contact Lynda Hikichi of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Environmental Document
4. Tentative Map

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: December 11, 2013 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

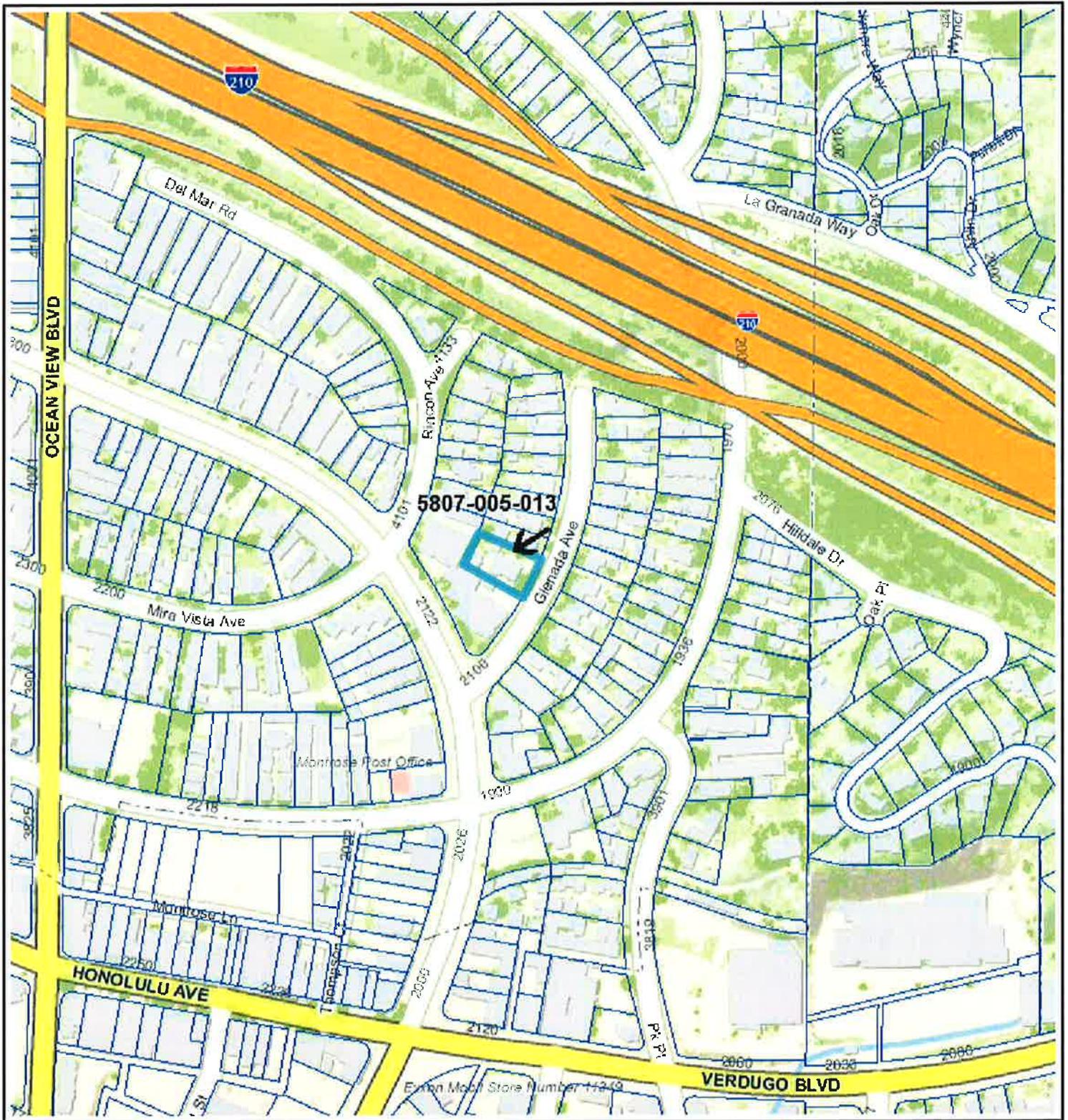
Project & Permit(s): PM071617-(5) / Tentative Parcel Map No. 071617, RENV 201100092

Project Location: 2124-2128 W. Glenada Ave., Montrose within the Montrose Zoned District

Project Description: To subdivide an existing lot into two single-family lots. The project also entails a modification request to reduce the required average lot width from 50 feet to 44.81 feet.

For more information regarding this application, contact Lynda Hikichi, Los Angeles County Department of Regional Planning (DRP), 320 West Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: lhikichi@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at La Crescenta Library, 2809 Foothill Blvd., La Crescenta, CA 91214. All correspondence received by DRP shall be considered a public record.

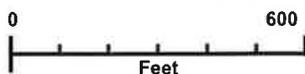
If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**



Department of Regional Planning

Vicinity Map for PM071617 /RENV 201100092

Printed: Oct 29, 2013



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

PROJECT NUMBER **HEARING DATE**
 PM071617 December 11, 2013

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Tentative Parcel Map No. 071617
 Environmental Assessment No. 201100092

OWNER / APPLICANT

Gevorg & Arax Voskanian / Razmik & Iveta
 Tahmasian / Hayk Martirosian

MAP/EXHIBIT DATE

February 27, 2013

PROJECT OVERVIEW

To create two single-family parcels and modification request to reduce the required average lot width from 50 feet to 44.81 feet. The subject property is developed with a duplex and the applicant proposes to remove the connection to fully separate the duplex into two individual single-family residential units.

LOCATION

2124 – 2128 West Glenada Avenue, Montrose

ACCESS

Glenada Avenue

ASSESSORS PARCEL NUMBER(S)

5807-005-013

SITE AREA

0.41 gross acre / 0.33 net acre

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

3 (Medium Density Residential, 12 to 22 du/ac)

ZONE

R-2 (Two-Family Residence)

PROPOSED UNITS

2

MAX DENSITY/UNITS

9

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.139 (La Crescenta – Montrose CSD requirements)
 - 22.24.110 (R-2 Zone Development Standards)
 - 22.52.043 (50 feet minimum average lot width)

CASE PLANNER:

Lynda Hikichi

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

lhikichi@planning.lacounty.gov

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



Project title: Project No. PM071617 / Case Nos. PM 071617 and RENV 201100092

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, 213-974-6433

Project sponsor's name and address: Hayk Martirosian / Techna Land Co. Inc., 1545 North Verdugo Road #2, Glendale, CA 91208

Project location: 2124 -2128 W. Glenada Ave., Montrose
APN: 5807-005-013 USGS Quad: Pasadena

Gross Acreage: 0.41 acre (17,840 sq. ft.)

General plan designation: 3 (Medium Density Residential (12 to 22 du/ac))

Community/Area wide Plan designation: NA

Zoning: R-2 (Two-Family Residence)

Description of project: Parcel Map No. 071617 is a proposal to subdivide an existing single-family lot into two single-family parcels. The project entails the creation of one additional residential parcel in a R-2 (Two-Family Residence) zone. A proposal for a duplex was approved through a plot plan application (RPP 201001107) on March 7, 2011. RPP 201001107 approved the demolition of an existing single-family residence and construction of a new duplex (each with a lower level of 1,688 square feet and upper level of 1,948 square feet); each unit would have a new attached 3-car garage of 694 square feet. The subdivision application was submitted on May 11, 2011. The project site was vacant at the time of the subdivision application submittal. The applicant applied for the building permit to build the duplex on January 23, 2012. The building permit was issued on June 10, 2013. The Certificate of Occupancy was issued on June 18, 2013. Per the approval of RPP 201001107, "The two residential units are attached to each other on the second floor. The residential units must be attached or the submittal of a discretionary Lease Project Subdivision will be required...Each residential unit and 3-car garage are attached to each other via a breezeway, covered above by the second floor of the residential unit and enclosed by a landscaped area and a block wall of 8" in height on two sides. This breezeway is not approved to be habitable and cannot be entirely enclosed." The applicant proposes to remove the connection to fully separate the duplex into two individual single-family residential units.

Surrounding land uses and setting: The subject property is surrounded by two-family residences/duplexes, triplexes, condominiums, apartments, and single family residences. Within 500 feet of the subject property, an office building and a church are located south of the proposed project, and an Auto Club building and a post office are located southwest of the proposed project. The Foothill Freeway (Interstate 210) is located approximately 583 feet to the north of the property.

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

| <i>Public Agency</i> | <i>Approval Required</i> |
|-----------------------------------|--|
| <u>Department of Public Works</u> | <u>Building and demolition permits</u> |

Major projects in the area:

| <i>Project/Case No.</i> | <i>Description and Status</i> |
|-------------------------------------|---|
| <u>TR34043</u> | <u>30-unit condominiums (Recorded – Jan. 4, 1979) – located adjacent along the southern side and rear of the subject property</u> |
| <u>85518 / TR44350</u> | <u>One multi-family lot with 13 condominiums (Recorded – Nov. 26, 1986) – located 611 feet northwest of the subject property</u> |
| <u>88356 / PM20137</u> | <u>One multi-family lot with four units (Approved – Jan. 17, 1989) – located 57 feet north of the subject property</u> |
| <u>90028 / TR48833</u> | <u>One multi-family lot with five condominiums (Recorded- Oct. 2, 1991) – located 167 feet south of the subject property</u> |
| <u>91376 / PM23288</u> | <u>Four-unit condo conversion (Recorded – Oct. 27, 1993) – located 470 feet northwest of the subject property</u> |
| <u>99279 / TR53010</u> | <u>12-unit condominiums (Recorded – Jan. 30, 2002) – located 511 feet northwest of the subject property</u> |
| <u>R2006-01361 / RCUP 200600103</u> | <u>8-unit apartment building (Moratorium) (Approved – May 16, 2007) – 514 feet west of the subject property</u> |

Reviewing Agencies:

Responsible Agencies

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

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)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

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

Regional Significance

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

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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)

11-5-13
Date


Signature (Approved by)

11/5/13
Date

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> |
|--|---|--|---|----------------------|

Would the project:

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

The project site is about 583 feet from the Foothill Freeway (Interstate 210), which is not an officially designated scenic highway but is categorized as an eligible scenic highway (Source: Scenic Highway Element of the General Plan, Cal Trans Scenic Highway Mapping System). There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and creation of two single family parcels from an existing single family lot will not adversely affect a scenic vista.

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

The closest County Regional riding or hiking trail to the project site is the La Canada Open Space Trail located approximately 4,300 feet east of the subject property. The Rim of the Valley Trail and Flint Wash Trail are located approximately 7,000 feet and 6,900 feet respectively southeast from the project site. The Gould Canyon Trail is located approximately 10,000 feet east of the project site. The Angeles National Forest is located approximately 11,000 feet east of the project site. The subject site is not visible from the La Canada Open Space Trail and will not obstruct or impact views from this trail or any other trail (Source: GIS-NET Trails Layer).

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

Prior to the construction of the duplex, an existing single-family residence of 1,100 square feet and a second existing single-single family residence of 700 square feet were demolished in 2008. The applicant applied for the demolition of the residences on March 6, 2008 and the demolition permits were finalized on November 13, 2008. The applicant submitted the Construction and Demolition Debris Final Compliance Report on March 12, 2009, which stated 11.40 total tons debris recycled and 20 total tons debris disposed (resulting in 57% of debris recycled). The construction of the duplex entailed 590 cubic yards of grading (295 cubic yards of cut and 295 cubic yards of fill) to be balanced on site. The construction of the duplex replaced an existing residential development and is compatible with the residentially developed neighborhood, and does not impact scenic resources. There are no oak trees on site. Vegetation on the project site includes ground covering, shrubs, and pine trees. No historic buildings exist on site. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, photos).

- 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?

Regional Planning approved for the demolition of an existing single-family residence and a new duplex attached via the second floor closet on March 7, 2011 (RPP 201001107). The duplex is a permitted use within the R-2 (Two-Family Residence) zone. The approval ensured consistency with applicable County zoning standards and requirements. The construction of a duplex should not degrade the existing visual character since the residential building is compatible with the other surrounding residential buildings in the neighborhood. The project entails a subdivision of an existing residential lot into two parcels. The project should not degrade the visual character of the community.

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

The elevations approved through plot plan RPP 201001107 show a maximum building height of 30 feet 11.5 inches. The approval ensured consistency with applicable County zoning standards and requirements which limits the height of structures. Therefore, the project will not be a source of substantial shadow, light or glare which would adversely affect day nighttime views of the area. The construction of a duplex should not create a new source of substantial shadows, light, or glare since the residential building is compatible with the other surrounding residential buildings in the neighborhood. The project entails a subdivision of an existing residential lot into two parcels. The project should not adversely affect day or nighttime views in the area.

2. AGRICULTURE / FOREST

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

Would the project:

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site has been zoned residential since 1936 and is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is currently zoned R-2 (Two-Family Residence) zone. The project site was zoned R-1 (Single Family Residence) in 1936 and rezoned to R-2 in 1949. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract.

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))?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no forest land within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

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?

There is no forest land or farmland within the project site. The Angeles National Forest is located approximately 11,000 feet (two miles) from the project site.

3. AIR QUALITY

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

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project entails subdividing an existing residential lot into two single-family residential parcels. The project entails the creation of one additional residential parcel in a R-2 (Two-Family Residence) zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). During the processing of the subdivision application, the applicant began the construction of the duplex approved under the plot plan application, RPP 201001107 (approved on March 7, 2011). The construction of the duplex was completed in June 2013. Since no construction and operation is proposed under the current project for a two-parcel subdivision, the project does not exceed the SCAQMD's Air Quality Significant Thresholds. The proposed project complies with the underlying land use designation and since no construction is proposed, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: "Nonattainment" for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); "Attainment" for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and "Unclassified" for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project entails subdividing an existing residential lot into two single-family residential parcels. The project 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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Since the proposed duplex has already been completed in June 2013, the subdivision of an

existing residential lot into two residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

d) Expose sensitive receptors to substantial pollutant concentrations?

The project is not considered a sensitive land use. The closest freeway to the site is the Foothill Freeway (Interstate 210 Fwy), which is approximately 600 feet to the north. The project site is surrounded by single-family residences and multi-family residential buildings. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

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

The proposed project of subdividing an existing single-family residential lot into two single-family residential parcels would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

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> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is relatively flat with natural slopes of 3%-4%. There are ground covering, shrubs, and pine trees on the project site. The silver-haired bats (*Lasionycteris noctivagans*) have been identified to be present in the area (according to the California Natural Diversity Database, last site date of 2-23-1978, <http://www.dfg.ca.gov/biogeodata/cnddb/>) but not at the project site. The proposed 2-parcel residential subdivision is located in urbanized and developed areas, and is not located in or near an identified sensitive environmental area, and should have less than significant impact. Nesting birds occur all over the county and the project shall be compliant with the California Department of Fish & Wildlife (CDFW) codes related to Nesting Birds.

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 CDFW or USFWS?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site.

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain either Federal or State-protected wetlands or waters.

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?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site. The 2-parcel residential subdivision is located in an urbanized and developed areas, and do not present a connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines.

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.)?

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

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)?

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

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.

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> |
|--|---|--|---|----------------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is subject to and shall be in compliance with the Los Angeles County Green Building ordinance requirements since a complete building permit application was not filed prior to January 1, 2009. The project is subject to all components of the Green Building Program: Green Building, Low-Impact Development, and Drought Tolerant Landscaping.

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Appendix F, Section 1 of the CEQA Guidelines requires evaluation 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> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

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 3.046 miles southeast to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

The project site is located 3.046 miles southeast to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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

Approximately 1,300 sq. ft. of the project site is located within the liquefaction zone, which is roughly nine percent of the total project area. The liquefaction zone is located mainly on the eastern portion of the subject property (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3). The proposed project will be subject to any construction and building standards imposed by the Department of Public Works. These standards should result in a less-than-significant impact during any liquefaction event.

iv) Landslides?

The project site is not located within the landslide zone. The project site is located 2,107 feet from the nearest northerly landslide zone; 4,586 feet from the northeasterly landslide zone; 2,533 feet and 2,601 feet from the southeasterly landslide zones; and 4,487 feet from the southwesterly landslide zone.

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

The project site is located within an urbanized area. The duplex, which required a cut of 295 cubic yards and fill of 295 cubic yards (balanced on-site), was completed in June 2013. The approval of the duplex through a plot plan application was completed prior to submittal of the subdivision application. The proposed project entails a subdivision of the existing lot into two residential parcels. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

The building permits for the duplex was finalized on June 10, 2013 and should have been in compliance with standard construction practices and on-site runoff requirements to minimize erosion and impacts to topsoil. Since the plot plan for the duplex was approved after the County's adoption of the Green Building Ordinance, the duplex would have been subject to meet the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water.

In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a MS4 Permit (Municipal Separate Storm Sewer System, effective December 2012) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

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?

Approximately 1,300 sq. ft. of the project site is located within the liquefaction zone, which is roughly nine percent of the total project area. The liquefaction zone is located mainly on the eastern portion of the subject property (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3). However, the project site is not located within the landslide zone. The proposed project will be subject to recommendations and any mitigation measures imposed by the Department of Public Works.

The duplex completed in June 2013 would have been required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report.

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 site is not located on soil considered expansive. The duplex would have been required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

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 proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

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 project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

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> |
|--|---|--|---|----------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails a subdivision of an existing lot into 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails a subdivision of an existing lot into 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. 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>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) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The two-lot residential subdivision project 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 have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have created a significant hazard to the public or the environment.

Prior to the construction of the duplex, the existing buildings were demolished in 2008. The Department of Public Works Construction and Demolition Debris Final Compliance Report dated March 12, 2009 states that 11.4 total tons debris recycled and 20 total tons debris disposed, which resulted in 57% debris recycled.

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?

The two-parcel residential subdivision project does not include the release of hazardous materials or waste into the environment. The construction of the duplex may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have created a significant hazard to the public or the environment, or result in any accidental condition that could affect 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?

Within 500 feet from the project site, there are single-family residences, multi-family residences, post office, and office buildings. The subdivision of an existing lot into two residential parcels will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. The construction of the duplex may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not have jeopardized the residences located within 500 feet of the project site.

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?

The project site is not included on the California Department of Toxic Substances Control EnviroStor databased 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 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 La Crescenta-Montrose area. The nearest public airport (Burbank Airport) is approximately seven miles from the project site.

- 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 located within the vicinity of a private airstrip. The closest private airports are the Whiteman Airport in Pacoima located approximately 11 miles and the El Monte Airport located approximately 13 miles from the project site.

- 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 not located within a Very High Fire Hazard Severity Zone. However, the project site is located approximately 689 feet from a Very High Fire Hazard designated areas

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

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways (Montrose Avenue/Verdugo Road and Honolulu Avenue/Verdugo Boulevard) and secondary highway (Ocean View Boulevard).

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

The Fire Department has determined that the additional water system requirements will be required when the land is further subdivided and/or during the building permit process. Per the Crescenta Valley Water District fire flow dated 7/23/12, the existing water system meets current Fire Department water requirements.

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

The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses and commercial buildings. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

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

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone, though the project site is located approximately 689 feet from a Very High Fire Hazard designated areas. The proposed project of a two-parcel residential subdivision does not entail the use of any hazardous materials or substances.

approved drainage plan and comply with all NPDES and MS4 requirements.)

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 entails dividing the existing residential lot into two parcels. The duplex was completed in June 2013. The construction of the duplex and the subdivision of the lot into two parcels will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding on-site or off-site. The project site does not contain a stream or a river. The recently completed duplex would have been required to comply with all requirements of the County's Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, thus not substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

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 construction of the duplex created 6370 sq. ft. (44.4% of the project site) of new impervious surface areas. The construction of the duplex was subject to the County's Low Impact Development to minimize or reduce runoff. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

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

The duplex was completed on June 10, 2013 and the Certificate of Occupancy was issued on June 18, 2013. The construction of the duplex entailed 295 cy of cut and 295 cy of fill to be balanced on-site. The proposed project to subdivide the existing residential lot into two parcels would not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality. (The project was required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.)

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 will be required to comply with the Los Angeles County 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 located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

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/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf.

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 proposed project does not entail the use of onsite wastewater treatment systems.

j) Otherwise substantially degrade water quality?

The proposed project of subdividing an existing residential lot into two parcels should not substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

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 Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). The subject property is not located within the Dam Inundation Area.

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

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone.

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> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

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

The proposed project entails subdividing an existing residential lot into two parcels and would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

- 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 proposed project entails subdividing an existing residential lot into two parcels. The project site is located within the Countywide General Plan and the La Crescenta-Montrose Community Standards District. The property has a land use category of 3 (Medium Density Residential – 12 to 22 dwelling units per acre). The land use designation indicates the project site is suitable for residential developments. The proposed project of two residential parcels maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the countywide General Plan in keeping with the established residential community character.

The La Crescenta-Montrose Community Standards District (“CSD”) was established to “ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.” The CSD affects residential developments proposed for properties zoned R-3 (Limited Multiple Residences). The subject property is currently zoned R-2 (Two-Family Residence) and thus, the subject property is not subject to the requirements of the CSD.

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

The property is zoned R-2 (Two-Family Residence – 5,000 square feet minimum lot area). The project site is 14,340 square feet (net) and the proposed parcel size of 7,170 square feet each is consistent with the 5,000 square feet minimum required lot area of the R-2 zone. The proposed project entails a subdivision of an existing residential lot into two parcels and the proposed single-family residential use is permitted in the R-2 zone.

Each of the proposed parcels meets the minimum 50 feet street frontage but does not meet the minimum 50 feet lot width average requirement. After the lot split, each parcel will have an average lot width of approximately 44.81 feet. Applicant has requested a modification to the average lot width requirement via the Title 21 Modification process. Out of 99 parcels located within 500 feet from the subject property, 33 parcels have less than the required 50 feet minimum lot width average. The applicant’s request to reduce

the minimum lot width average should not negatively affect the residential character of the neighborhood. Although the subject property is located within the La Crescenta-Montrose CSD, the proposed project is not subject to the CSD requirements.

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

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance.

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> |
|--|---|--|---|----------------------|

Would the project:

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 Los Angeles County Natural Resource Areas map.

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 Los Angeles County Natural Resource 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> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site). The Foothill Freeway (Interstate 210 Fwy) is about 600 feet from the project 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 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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not expose sensitive receptors or excessive noise levels. There are no schools, hospitals, or senior citizens facilities within 1,000 feet of the project site. The nearest hospital (Verdugo Hills Hospital) is about 2,400 feet from the project site. The nearest schools (Armenian Sisters Academy and Holy Redeemer Elementary School) are located approximately 1,380 feet and 1,990 feet from the project site respectively. 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 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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails a subdivision of an existing residential lot into two parcels. The project should not generate significant vehicle noise from traffic and parking. 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 two single-family parcels and no parking facilities are proposed. The duplex was built with an attached garage for each residential unit.

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

The project entails subdividing an existing residential lot into two parcels. The construction of the duplex was completed in June 2013, which was subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. Prior to the construction of the duplex, an existing single-family residence of 1,100 square feet and a second existing single-family residence of 700 square feet were demolished in 2008. The applicant applied for the demolition of the residences on March 6, 2008 and the demolition permits were finalized on November 13, 2008. After the recordation of the subdivision, the project entails the demolition of 822 sq. ft. second floor closet connection to detach the duplex into two single-family residential buildings. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise.

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. Bob Hope Burbank Airport is located about seven miles and the El Monte Airport is approximately 14 miles from the project site.

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> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes two single-family parcels. Both parcels will have access from Glenada Avenue. This low density development is consistent with the type of development existing in this area and will not induce substantial growth in the area. The existing countywide land use category is 3: Medium Density Residential (12-22 du/ac).

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The duplex, completed in June 2013, is not affordable housing.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not displace any people, necessitating the construction of replacement housing elsewhere. The site has been vacant since 2008 and no residents will be displaced from the subdivision of an existing lot into two single-family parcels. The construction of the duplex was just completed in June 2013.

d) Cumulatively exceed official regional or local population projections?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not exceed official regional or local population projections. The proposed two single-family parcels will not exceed this projection. The project is consistent with the density permitted by the Countywide General Plan, which was based on the 2008 population estimates. The creation of one additional single-family parcel should not alter the growth rate of the population beyond that project in the county general plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

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

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 not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#19) is approximately 0.6 mile to the east of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.9 mile from the Los Angeles County Crescenta Valley Sheriff Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios. The project will potentially increase some level of activity but should not substantially reduce the service of the Sheriff's station serving the community.

Schools?

The project site is located within the Glendale Unified School District ("School District"). Considering the scale of the project, the two single-family parcels are not expected to create a capacity problem for the School District. The proposed project of subdividing an existing residential lot into two parcels will add new permanent residents to the project site which could increase the school-age population but not enough to substantially create a capacity problem for the School District. The applicant paid the Developer Fee to the Glendale Unified School District on October 17, 2011.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest existing pocket park, Mira Vista Park, is located 0.37 miles from the project site. The Montrose Community Park is located 0.39 mile from the project site. Descano Gardens, a regional park, is located 0.8 mile from the project site.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate two residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The La Crescenta Library is the nearest library located 1.5 miles from the project site.

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"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would 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 park obligation of 0.02 acre or an in-lieu fee of \$8,172 per the Quimby Act. Since the project does not entail a dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

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> |
|--|---|--|---|----------------------|

Would the project:

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project entails a subdivision of an existing lot into two single-family parcels. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study.

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project entails subdivision of an existing residential lot into two parcels. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of March 26, 2013.

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 site is not located along a route identified on the Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. The project site is located about 250 feet from the proposed Montrose Avenue Class II Bike Lane, 1200 feet from the proposed Ocean View Boulevard Class II Bike Lane, and 1080 feet from the proposed Verdugo Boulevard/Honolulu Avenue Bikeway (under City of Glendale's jurisdiction). Class II facility is a dedicated lane (usually 5 to 7 feet wide) for cyclists in the street, usually between the parking and right-hand travel lane. The proposed project would not interfere with any of these designated bikeways.

18. UTILITIES AND SERVICE SYSTEMS

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

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The creation of one additional residential parcel is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance. The project site will be served by the Crescenta Valley Water District and shall install separate house laterals to serve each parcel in the land division.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The creation of additional residential parcel should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the Crescenta Valley Water District and shall install separate house laterals to serve each parcel in the land division.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Department of Public Works' review of the project indicates that the project would not create drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The completed duplex would have been subject to the County's LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Crescenta Valley Water District.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of one additional residential parcel will not be intense enough to consume so much energy that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the completed duplex would have been subject to the Green Building Ordinance that is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

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

The project will be served by the Sunshine Canyon Landfill, which will have sufficient permitted capacity to accommodate the project's solid waste disposal needs. Due to the small scale of the proposed project, the proposal to subdivide the existing lot into two residential parcels should not significantly impact solid waste disposal capacity.

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 solid waste. 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 proposed project will have no impact or less than significant impact in all these areas.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term General Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

beings, either directly or indirectly?

The project entails a subdividing an existing residential lot into two parcels in an R-2 (Two-Family Residence) zone. The duplex has already been built and completed in June 2013. The duplex is connected through a second floor closet and the applicant proposed to remove the connection upon the approval of the two-lot subdivision. Thus, there will be one single-family residence on each parcel. Since the construction was in progress and completed during the processing of the subdivision case, the project of subdividing an existing residential lot into two parcels will either have No Impact or Less than Significant Impact on the environment. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.

"MINOR LAND DIVISION" TENTATIVE PARCEL MAP NO. 071617

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

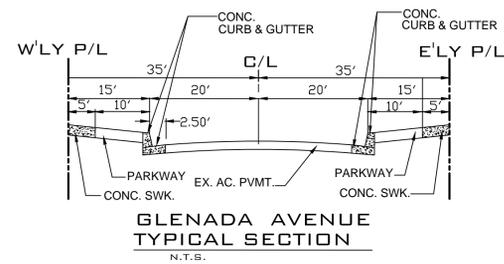
OWNER/SUBDIVIDER
GEVORG & ARAX VOSKANIAN
RAZMIK & IVET TAHMASIAN
2600 FOOTHILL BLVD. SUITE 300
LA CRESCENTA, CA. 91214
TEL: (818) 957-0543

ENGINEER
TECHNA LAND CO. INC.
HAYK MARTIROSIAN
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

LEGAL DESCRIPTION PROJECT ADDRESS
LOT 211, TRACT NO. 1701 2124-28 GLENADA AVE.
MB 22, PAGES 178-179 MONTROSE, CA 91020

EARTH WORK QUANTITY
CUT: 295 CY.
FILL: 295 CY.
EXPORT/IMPORT: 0 CY.

EASEMENTS
NONE



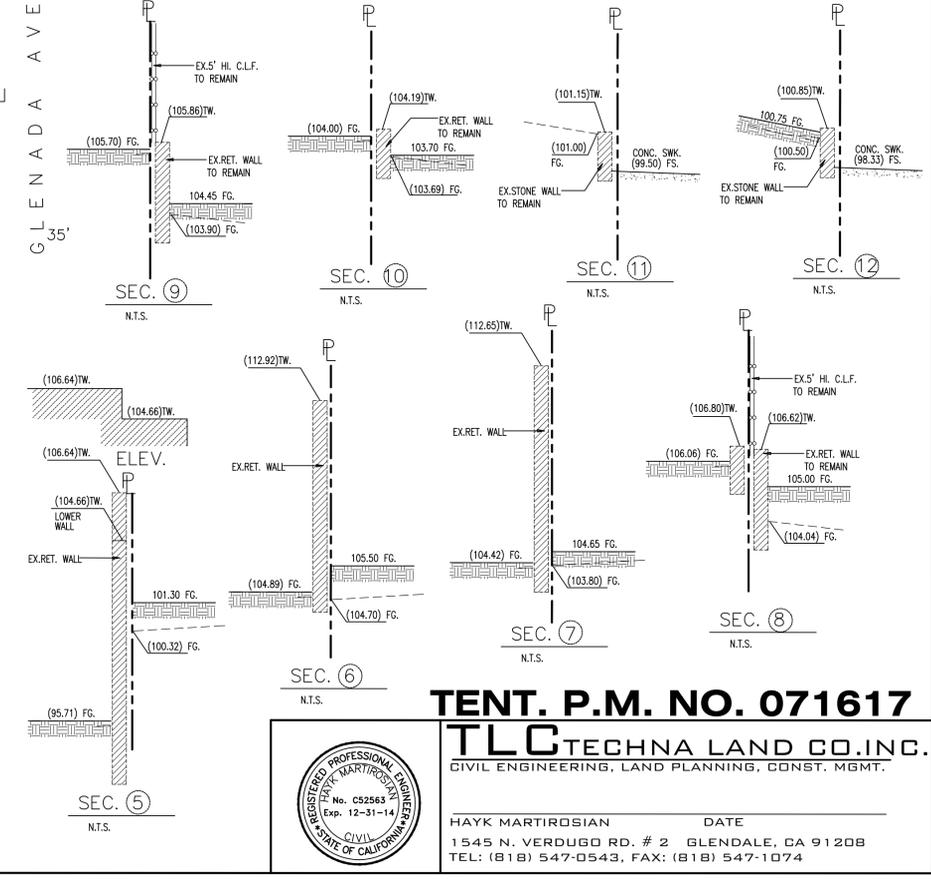
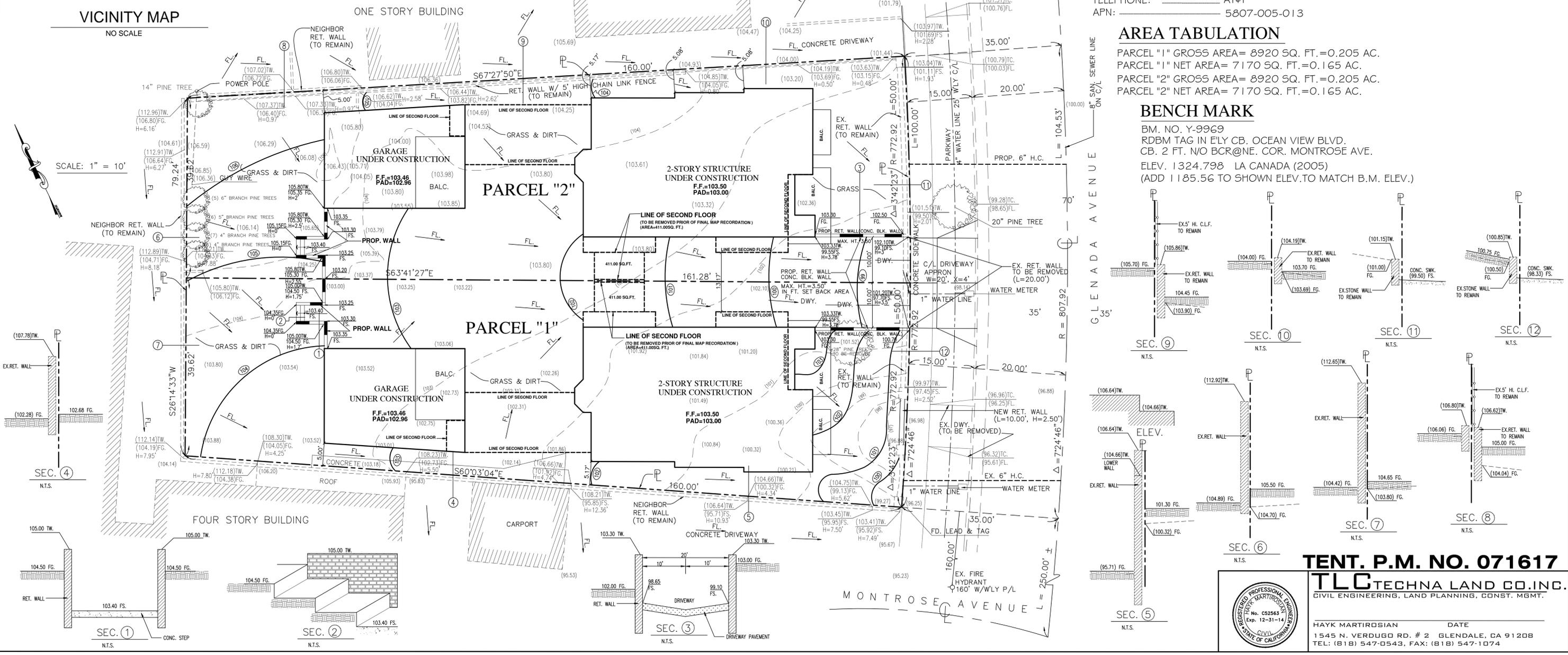
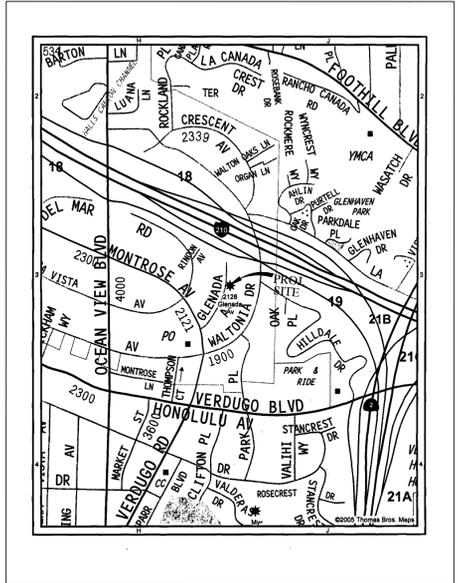
- NOTES:**
1. REQUEST FOR LESS THAN REQUIRED LOT WIDTH FOR EACH PARCEL
 2. ALL EXISTING TREES TO REMAIN UNLESS SHOWN OTHERWISE.
 3. EXIST. DRIVEWAY TO BE REMOVED
 4. COMMON DRIVEWAY APRON TO BE PROVIDED
 5. RECEIPIROCAL DRIVEWAY EASEMENT TO BE PROVIDED
 6. NO ENTRY GATE IS PROPOSED FOR PROJECT.
 7. EX. RET. WALLS TO REMAIN UNLESS SHOWN OTHERWISE

DATE: APRIL 20, 2011
REVISED DATE: JAN. 10, 2012
REVISED DATE: SEPT. 14, 2012

PROJECT DATA
EXIST. ZONE: R-2
PROP. ZONE: R-2
GEN. PLAN CAT.: 3 (12-22 UNITS/GROSS ACRE)
EXIST. USE: UNDER CONSTRUCTION (DUPLEX)
PROPOSED USE: SINGLE FAMILY/EA. LOT
NO. OF STORIES: 2 STORY
LOT GROSS AREA: 17,840 SQ. FT. = 0.410 AC. (TO STREET CENTERLINE)
LOT NET AREA: 14,340 SQ. FT. = 0.329 AC.
WATER: CRESCENTA VALLEY
SEWER: CRESCENTA VALLEY
POWER: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
TELEPHONE: AT#T
APN: 5807-005-013

AREA TABULATION
PARCEL "1" GROSS AREA = 8920 SQ. FT. = 0.205 AC.
PARCEL "1" NET AREA = 7170 SQ. FT. = 0.165 AC.
PARCEL "2" GROSS AREA = 8920 SQ. FT. = 0.205 AC.
PARCEL "2" NET AREA = 7170 SQ. FT. = 0.165 AC.

BENCH MARK
BM. NO. Y-9969
RDBM TAG IN ELY CB. OCEAN VIEW BLVD.
CB. 2 FT. N/O BCR@NE. COR. MONTROSE AVE.
ELEV. 1324.798 LA CANADA (2005)
(ADD 1185.56 TO SHOWN ELEV. TO MATCH B.M. ELEV.)



TENT. P.M. NO. 071617
TLC TECHNA LAND CO. INC.
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.
HAYK MARTIROSIAN DATE
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074