

Regional Planning Commission Transmittal Checklist

Hearing Date
11/04/2015
Agenda Item No.

Project Number: R2014-02256-(5)
Case(s): Tentative Parcel Map No. PM073045
Planner: Marie Pavlovic

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

Reviewed By: *J. K. Galay 10/22/15*



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

PROJECT NUMBER

R2014-02256

HEARING DATE

11/04/15

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM073045
 Environmental Assessment No. 201400177

PROJECT SUMMARY

OWNER / APPLICANT

Hales Anderson Investment Properties Partnership/Mark Anderson

MAP/EXHIBIT DATE

February 24, 2015

PROJECT OVERVIEW

A subdivision request to create four single-family lots in the La Crescenta-Montrose Community Standards District (CSD). A street frontage waiver and a reduction in average lot width and frontage width from 50 feet accompanies this request. Parcel 1 is proposed to have an average lot width of 49.04 feet and a frontage width of 49.12 feet. Parcels 2 through 4 are proposed to have an average lot width and frontage width of 48.5 feet. The project site is currently vacant.

LOCATION

2326 Park Avenue. Montrose

ACCESS

Park Avenue via Ocean View Boulevard

ASSESSORS PARCEL NUMBER(S)

5810-009-032

SITE AREA

0.76 gross/net acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Montrose

LAND USE DESIGNATION

1-Low Density Residential (1-6 du/ac)

ZONE

R-1

PROPOSED UNITS

4

MAX DENSITY/UNITS

4

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:
 - 21.52.010 (Modification or Waiver of Provisions)
 - 21.24.040 (Modifications to Access and Frontage Requirements)
 - 22.44.139 (La Crescenta – Montrose CSD Requirements)
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

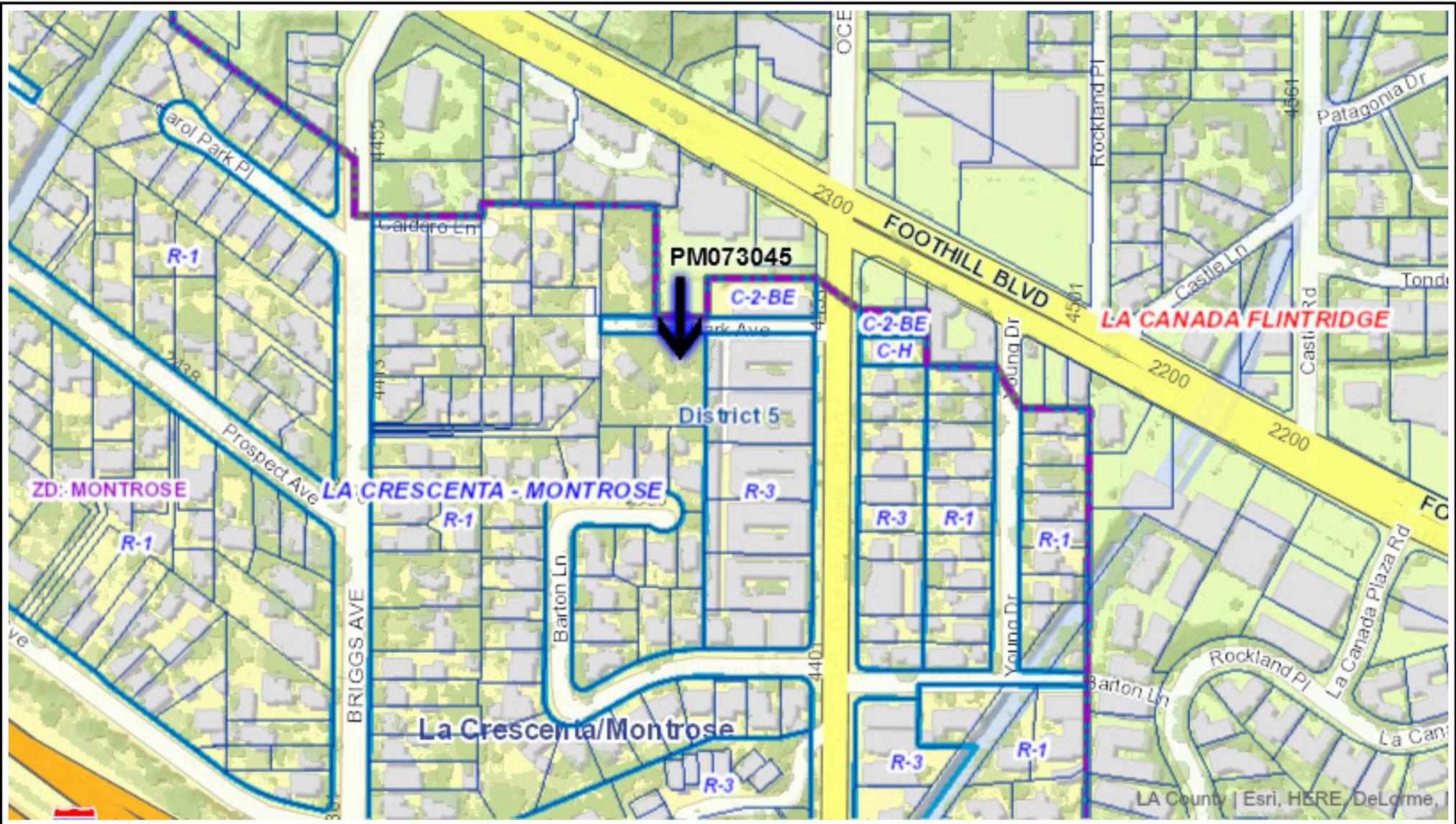
Marie Pavlovic

PHONE NUMBER:

(213) 974 - 6433

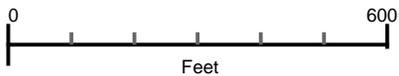
E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov



Created in GIS-NET3
Property Location Map

Printed: Oct 20, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ENTITLEMENTS REQUESTED

- Tentative parcel map to create four (4) single-family fee lots on 0.76 gross/net acres, pursuant to County Code Section 21.48.010.

PROJECT DESCRIPTION

A request to subdivide land to produce four (4) single-family lots over 0.76 acres. The request includes a reduction from the required 50 feet of average lot width and frontage width as well as a street frontage waiver. The proposed average lot width and frontage width for Parcel 1 are 49.04 feet and 49.12 feet respectively. Parcels 2 through 4 are proposed to have an average lot width and frontage width of 48.5 feet. The project site adjoins Park Avenue, a private street rather than a public street, which connects to Ocean View Boulevard. The project site is now vacant as the single-family house and detached garage were demolished in March 2015. A plot plan and administrative oak tree permit were approved in August 2015 to build a single-family residence with a driveway that encroaches into the protected zone of oak tree #1 located within Park Avenue. The oak tree permit also authorized the removal of an over-height front yard fence located within the protected zone of the same oak tree. Park Avenue is a private driveway and fire lane that connects to Ocean View Boulevard which is an arterial highway.

MAP DESCRIPTION The map depicts four single-family lots adjoining Park Avenue which is a private street and fire lane. Park Avenue terminates at Ocean View Boulevard which is an arterial street. There are many trees on the property, all of which are to remain except for five trees labeled "to be removed" located within or near the intermediate fire turn around on Parcel 2. Eight oak trees are depicted as affecting the project site: oak tree #1 is established within the private street, north of Parcel 1; oaks #2-6 are clustered near the center of Parcel 3 and oaks #7 & 8 are located at the southerly end of Parcel 3. The map also shows a single-family residence and detached garage; however, both were demolished earlier this year.

EXISTING ZONING

The project site is zoned R-1 (Single-Family Residence – 5,000 square foot minimum lot).

Surrounding properties are zoned as follows:

North: R-1 (Single-Family Residence – 5000 square foot minimum lot size), C-2-BE (Neighborhood Business – BillBoard Exclusion), & City of La Canada Flintridge
South: R-1 & R-3 (Limited Multiple Residence)
East: R-3, C-2-BE, C-H (Commercial Highway), & R-1
West: R-1

EXISTING LAND USE

The subject property is vacant and located in a developed area.

Surrounding properties are developed as follows:

North: Single-Family Residences, Condominiums, AT&T Substation, Office Spaces,
Car Wash, Auto Repair Facilities

South: Single-Family Residences, Apartments

East: Apartments, Single-Family Residences, Auto-Repair Facilities, Offices, Mini-Mart, Retail

West: Single-Family Residences, Church

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined the project qualifies for a negative declaration since less than significant impacts are anticipated to result from the land division.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Countywide Land Use Plan designates the project site as Low Density Residential (1-6 dwelling units per gross acre). This allows for a maximum of four units within the 0.76-acre site. The proposed development of four single family lots is consistent with the General Plan's low-density residential land use designation and permitted density.

The project is consistent with the Countywide General Plan in the following ways:

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing additional single-family lots in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. Furthermore, one additional residence wouldn't overburden these services as the proposed density does not exceed the projected growth set forth by the Countywide General Plan.

- Land Use Policy 18. *Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws.* (pg. III-13).

Title 21 authorizes modifications or waivers when the advisory agency deems it is "impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21." The request for a street frontage waiver for resulting parcel is consistent with this regulation since the project site does not have street frontage since it borders a private street. The Zoning Code

defines street frontage as a portion of the lot that adjoins a public street, highway, parkway.

The project is inconsistent with the Countywide General Plan in the following ways:

- Land Use Policy 17. *Discourage the development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will result in: (1) significant degradation of natural resources shared by community residents; (2) over-burdening of existing and/or planned public services and facilities; and/or (3) disruption of established community character recognized in the Plan.* (pg. III-13).

The proposed development includes a request to reduce the frontage width and average lot width of resulting parcels in order to maximize density. The applicant's study of parcels located within 500 feet of the project site concludes only two parcels within 500 feet of the subject site have frontage widths of less than 50 feet and no parcels with a lot width of less than 50 feet. Therefore, the study does not conclusively prove that the established community pattern consists of narrower parcels as requested.

- Land Use Policy 18. *Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws.* (pg. III-13).

Title 21 authorizes modifications or waivers when the advisory agency deems it is "impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21." There are several design options that would eliminate modifications to frontage width and average lot width: 1) three horizontally platted single-family lots, 2) a condominium lot with four or less detached units, and 3) a subdivision design utilizing single-family flag lots - two in front and two in the rear.

Zoning Ordinance and Development Standards Compliance

The project site is zoned R-1 (Single-Family Residence). Single-family residences are permitted by right within this zone. In this zone, properties are required to have a net area of 5000 square feet. The proposed parcels will range in net area from 7,545 to 8,335 square feet and therefore satisfy the minimum size requirement.

Pursuant to Section 22.44.139 of the County Code, establishments in the La Crescenta-Montrose Community Standards District (CSD) are subject to the development standards of the CSD. The CSD affects multi-family buildings located in R-3 Zones and the commercial corridor along Foothill Boulevard through the imposition of additional development standards. Although the project site is located within the La-Crescenta-Montrose Community Standards District (CSD), the proposed development is not subject to the CSD since it is neither a commercial development or a multi-family building located in the R-3 Zone.

Site Visit:

A site visit was made on October 5, 2015. The visit revealed several zoning violations including vehicle parking on the vacant lot, junk and salvage material maintained on-site, and remnants of an over-height front yard fence, consisting of fence posts and a solid portion of fencing, left along the northerly property boundary.

Pictures of the subject site provided by the applicant on October 14, 2015 show the violations have been abated.

Burden of Proof:

The four-lot subdivision proposal entails: 1) a request to waive street frontage, and 2) a modification of the frontage width and average lot width of each resulting parcel. Each parcel in the proposed development has less than the required 50 feet of average lot width and frontage width. The proposed lot width is 49.04 feet and the proposed frontage width is 49.12 feet for Parcel 1. Parcels 2 through 4 are proposed to have 48.5 feet for both lot and frontage widths. The applicant has requested a modification to the average lot width and frontage width requirements via the Title 21 modification process.

The Los Angeles County Code Section 21.24.240 states, "Whenever, in the opinion of the advisory agency, the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act..."

The applicant's request for a street frontage waiver is necessary since the project site does not adjoin a public street. Title 22 defines street frontage as "that portion of a lot...which borders a *public* street, highway, or right of way." Therefore, it is impossible to provide street frontage for resulting lots.

In substantiating the request for a reduction in frontage width and average lot width, the applicant raises the question, "can a lot configuration be proposed to avoid a modification?" The applicant then lists two designs for doing so: 1) a multi-family lot with four detached condominium units and 2) a flag lot configuration with two lots in front and two lots in back. The applicant explains that, in his opinion, the proposed development is superior to a flag lot configuration because street frontage is more desirable, drainage would be better contained on deeper lots, and it would provide more privacy for neighbors to the south. The applicant does not explain why the proposed subdivision design may be superior to a multi-family lot containing four detached condominium units. A detached condominium design would achieve the same aforementioned design objectives of providing street facing units, better contained drainage, and greater privacy since units could be situated closer to the street affording a deep rear yard.

Further, other options exist for creating single-family lots that eliminate the need to reduce lot and frontage width: a) three single-family lots arranged in a horizontal row with a fourth flag lot and b) three single-family lots situated horizontally. The three-lot solution was raised in Subdivision Committee Meetings, but omitted as a possibility by the applicant.

Finally, the residential pattern does not support a reduction in frontage and lot width as only two parcels within 500 feet of the project site have less than 50 feet of frontage width and no parcels with less than 50 feet of average lot width. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has not met the Burden of Proof for a reduction in frontage width and average lot width.

Neighborhood Impact/Land Use Compatibility

The proposed development of four single-family residential parcels is compatible with the maximum density permitted by the Low Density Residential land use category of the Countywide Land Use Plan. The subject property is located in an urbanized area, adjacent to single-family residences and apartment houses, and close to commercial services. Single-family residences are consistent with the neighborhood's residential character. However, the creation of four single family lots with substandard frontage width and average lot width is inconsistent with the existing neighborhood pattern as only two lots have substandard, meaning less than 50 feet, frontage width. Further, there aren't any properties with substandard lot width.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of March 26, 2015 is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 21.16.070 and 21.16.075 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, project site posting, library posting, and DRP website posting.

PUBLIC COMMENTS

Staff has received correspondence in support and opposition to the project. The two emails in favor of the project are summarized below:

- 1) A resident who lives immediately south of the project site indicated she has had discussions with the applicant who has assured her that her concerns about drainage, privacy, and tree encroachments will be addressed and she is satisfied with the applicant's remedies.
- 2) The Crescenta Valley Town Council recommends approval of the project based on their Land Use Committee's support of the proposed design over a

flag lot configuration and retention of an oak tree and the Committee's belief that the project is in keeping with the character of the neighborhood.

At the same Land Use Committee meeting, three residents voiced opposition to the project and raised concerns about the project's impact on existing drainage issues.

Two phone calls and two letters were also received opposing the project:

- 1) A caller who opposed the project later emailed her support for the project after discussions with the developer who assured her that her concerns would be appropriately addressed.
- 2) Henrik Navarsardian who also lives immediately south of the project site called to voice his concerns about loss of privacy, increased traffic along Park Avenue, parking at the easterly end of Park Avenue, and limited fire access.
- 3) Elmer Art submitted 2 letters opposing the project due to concerns about an increase in traffic along Park Avenue and pointed out an existing over-parking issue where Park Avenue connects to Ocean View Boulevard, poor drainage along Park Avenue, water draining downslope onto neighboring properties.
- 4) A letter from the owner of the Park Avenue easement, Gerald Tomsic, claims the applicant cannot use the easement to access his subdivided land because "the easement was never granted for such a purpose."

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends denial of the modification to frontage and lot widths and recommends project redesign that conforms with the Subdivisions Code since options exist to do so.

SUGGESTED CONTINUATION ACTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE MODIFICATION REQUEST, CONTINUE THE PUBLIC HEARING TO A DATE CERTAIN, AND DIRECT THE APPLICANT TO REDESIGN THE PROJECT IN CONFORMITY WITH THE SUBDIVISIONS CODE.

Prepared by Marie Pavlovic, Regional Planning Assistant
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions

Attachments:

Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (03/26/15)
GIS Map
Site photos

KKS:MP
10/21/15

MODIFICATION AND WAIVER OF PROVISIONS REQUEST

1) Lot Width and Frontage Width Modification

The Zoning Ordinance (Los Angeles County Regulations) requires a minimum lot width of 50 feet. We request a modification of this lot width requirement. The County Code allows for modifications of this requirement under certain circumstances. The County Code requires that a “special, individual reason” be found to explain why the regulation is not applied and that “the modification is in conformity with the spirit and purpose” of the Act. In determining if the regulation can be modified, one criterion is if the “land involved in a subdivision is of such size or shape . . . that it is impossible or impractical to conform fully to regulation. .”

Parcel Map 073045 proposes to create four single family parcels. In this case the land lies in an area zoned R-1 5,000, where the minimum lot size is 5,000 sq. ft. The subject property is zoned to allow for four proposed/maximum density units. The parcel is 33,029 sq. ft., substantially above the minimum 20,000 sq. ft. required for four 5,000 square foot parcels. The parcel is not a true rectangle. Three proposed parcels will be 48.5 feet wide and one will be 49.12 feet wide on the northerly line and 48.95 feet wide on the southerly line. So three lots are 1.5 feet short of the required 50 foot width and one lot is essentially 1 foot short of the requirement.

The question arises can a lot configuration be proposed to avoid a modification. There seem to be three possibilities: 1) a condominium with 4 units, 2) 4 lots where 2 lots front the street and two flag lots behind the front lots with a 20 foot wide fee strip driveway to serve the rear lots centered between the front lots, or 3) the current proposal.

We feel that the current plan is best because street frontage is more desirable, there are substandard lots in the surrounding area supporting the proposal, the flag lot configuration would present cross lot drainage issues, drainage would be better contained on deeper lots (as evidenced by the Hydrology plan submitted to the County and approved), it would lessen the impact on neighbors to the south by preserving a buffer zone where homes would be located closer to Park Ave. whereas flag lots would locate the homes closer to the southerly property line, and the sewer for street frontage lots would gravity drain whereas the flag lots would require pumps to dispose of sewage. This project was presented to the Crescenta Valley Town Council for their evaluation and input. After considering the project, they recommend that a modification and waiver be granted for the stated mitigation reasons.

In the surrounding area, albeit outside the 500 foot radius, there are some substandard lots, 15 total, that vary from 32 feet wide to 49 feet wide as shown by the attached burden of proof map of substandard lots. We realize these lots are outside the 500 and 1,000 foot radius areas but in the neighborhood to the west substandard lots were created to accommodate the neighborhood needs. The size of our parcels, as a mitigating factor, also justify allowing a modification because their size, 8,245 -8,335 square feet, is larger than most parcels in the area.

2) Street Frontage Waiver

The subject property does not front on a public street. Because of this title limitation of record we would ask that a waiver of the street frontage requirement be granted.

We argue that the creation of the lots conforms with the spirit and purpose of the Act where the lot shape makes it impossible to obtain minimum widths at the preferred configuration for the neighborhood, that the parcel's size comfortably justifies four units and this configuration best meets the neighborhood's needs of providing much needed housing, lessens the impact on the surrounding neighbors, and better controls the drainage on the site. This would seem to meet the spirit of the Act, allowing one to create a subdivision that complies with all other requirements, except lot width and frontage, to the best interests of the neighborhood and conform to the surrounding area.

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



Project title: R2014-02256/Tentative Parcel Map No. 073045/Environmental Assessment No. 201400177

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

Contact Person and phone number: Marie Pavlovic/(213) 974-6433

Project sponsor's name and address: Mark Anderson, 2852 Foothill Blvd, La Crescenta, CA 91214

Project location: 2326 Park Avenue, Montrose
APN: 5810-009-032 USGS Quad: Pasadena

Gross Acreage: 0.76 acres

General plan designation: 1-Low Density Residential (1-6 du/ac)

Community/Area wide Plan designation: NA

Zoning: R-1

Description of project: The project consists of a tentative parcel map to create four single-family lots on .76 net acres with a request to modify the lot frontage width and average lot width for each resulting parcel. The required frontage width and average lot width is 50 feet. The proposed lot frontage width for parcel 1 is 49.12' and the proposed average lot width is 49.04 feet. Parcels 2 thru 4 are proposed to have 48.5' for both lot frontage width and average lot width. The applicant is also requesting a street frontage waiver since the project site does not adjoin a public street. Parcel 1 is proposed to contain 8,335 net square feet, parcel 2 would contain 7,545 net square feet, and parcels 3 and 4 would contain 8245 net square feet. Park Avenue, a private street and fire lane, provides access to the project site. There are 7 oak trees on site and one on Park Avenue, situated close to the northerly property line. Impacts to the oak trees are not proposed as part of this subdivision request.

Surrounding land uses and setting: Surrounding properties are zoned R-1, R-3, C-2-BE, and C-H and developed with single-family residences, apartments, and commercial uses.

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>Final Map and associated development permits</u>

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
<u>None</u>	<u>N/A</u>
<u>TR070569</u>	<u>A request to create 6 single-family lots.</u>

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- California State University, Fullerton
 - California Historical Resources Information Center

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

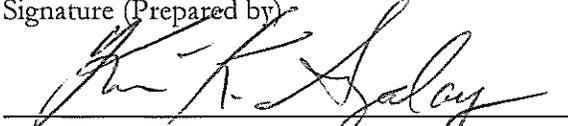
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



Signature (Prepared by)

09/28/15

Date



Signature (Approved by)

9/28/15

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

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

Would the project:

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

There are no significant scenic vistas or ridgelines located on or near the subject property. The edge of Angeles Forest is located approximately 1/4 miles north of the project site. The project site is located within an established urbanized residential community and the creation of 4 single-family parcels from a level single-family lot will not have an adverse effect on elevated viewpoints.

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

There are no regional riding or hiking trails on, or in the vicinity of the property.

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

The project site is not located within or near a state scenic highway, and cannot be viewed from any scenic highways, ridgelines, or scenic corridors. The project site does not contain rock-outcroppings or registered historic buildings. There are trees that are proposed to be removed to accommodate a required fire turnaround; but the loss of trees do not qualify as damaging scenic resources since the proposed development is not located within a state scenic highway.

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

The applicant is requesting to create four single-family lots with a reduction in frontage width and average lot width, and a street frontage waiver since the project site does not adjoin a public street. Los Angeles County's Planning and Zoning Code requires a lot to have an average lot width and frontage width of at least 50 feet. The proposed lot width and frontage width for Parcel 1 is 49.04' and 49.12 feet, respectively. Parcels 2 through 4 is proposed to have an average lot width and frontage width of 48.5 feet. Since the code requires 50' of lot width, the requested width reductions enable 4 parcels to be created instead of 3 parcels. Considering the proposed project will conform to all other Title 22 requirements, the proposed development should not substantially degrade the existing visual character or quality of the site and its surroundings.

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

views in the area?

The applicant is requesting to create four single-family lots with a reduction in frontage width and average lot width. The width reductions would enable 4, rather than 3, parcels to be created. Although one additional parcel would be created with the granting of the requested width reductions, the project still qualifies as a minor land division. The number of parcels proposed to be created, 4 or less, is considered a minor land division. Typically, minor land divisions are a type of project that are exempt from CEQA review, unless deviations are proposed, and considered to have an insignificant effect on the environment (CEQA Guidelines §15300). Although the applicant is requesting a lesser street frontage width as well as lot width, the project will conform to all other Title 22 requirements including minimum property boundary setbacks and maximum building height. Title 22 also prohibits glossy, reflective, or polished metal exterior siding to avoid creating new glare sources. Compliance with these development standards should prevent the creation of substantial shadows, glare, and light.

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>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not 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 any other types of Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is zoned R-1 (Single Family Residence) and maintains the same zoning as surrounding single-family properties. The property is currently vacant; however, there is a pending plot plan for the construction of a single-family residence. There is no existing agricultural use onsite. Further, the project site is not designated as an Agricultural Opportunity Area and there are no agricultural Williamson Act contract lands in unincorporated Los Angeles County except for Catalina Island.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

There is no forest land within the vicinity of the project site.

<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

There is no forest land or farmland within the vicinity of the project site, and the project will not result in the loss of either type of land.

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)?

The applicant is requesting to create four single-family lots with a reduction in frontage width and average lot width. The width reductions would enable 4, rather than 3, parcels to be created in the R-1 (Single-Family Residence) zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). Although one additional parcel could be created with the granting of the requested width reductions, the increase is not considered a significant intensification in use. Additionally, the proposed project is consistent with the underlying land use designation; therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

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

The proposed project entails subdividing an existing residential lot into four single-family lots. The project will not violate any applicable federal or state air quality standards or substantially contribute to an existing 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)?

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lot into 4 single-family residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as three additional residential lots are in keeping with the density set forth in the County-wide General Plan's Land Use Element.

- d) Expose sensitive receptors to substantial pollutant concentrations?

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Although residential neighborhoods are considered a sensitive land use that is more susceptible

to poor air quality, the proposed use is the same as what exists in the area and is in keeping with the County-wide General Plan's land use policy designation. The subdivision of an existing residential lot into 4 single-family residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

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

The proposed project of subdividing an existing single-family residential lot into four single-family residential parcels should not create objectionable odors affecting a substantial number of people. The proposed project is subject to AQMD Rule 402, which states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any of those persons or the public, or that 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 slopes gently from north to south. It contains native trees including 7 oak trees. One oak tree, identified as Oak Tree #1, exists within the private street (Park Avenue), just outside of the northerly property line. However, the canopy and protected zone extends into the project site. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area. The California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants include records of observation for 91 special-status species within the project region; however, most of these are not expected to utilize the site because of a combination of factors relating to geographical range and habitat suitability, in combination with the history of human occupancy of the site and immediately surrounding area. The exception to this is the possibility that pallid bats (*Antrozous pallidus*) may roost on-site within structures or mature trees.

Project conditions will inform the subdivider of the state's requirement that pre-construction surveys for roosting common and special-status bat be conducted, and the potential impact to special-status species is therefore considered to be less than significant. Nesting birds, which are protected by state and federal law, are present within virtually all portions of the County and impacts to nesting birds are addressed under (d), below.

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

The project site contains existing landscaping and disturbed areas, and does not support any sensitive natural communities.

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

removal, filling, hydrological interruption, or other means?

The project site does not contain any drainage courses or wetlands meeting the jurisdictional criteria of either USACE or CDFW.

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?

On-site landscaping provide suitable roosting and nesting habitat for native bat and bird species. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment. (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

Project conditions will inform the subdivider of state and federal requirements concerning pre-construction surveys and avoidance measures for roosting bats and nesting birds will reduce potential impacts to these resources to a less than significant level.

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 7 oak trees onsite and 1 oak tree located within the private street. The canopy and protected zone extends into the project site boundaries and must therefore be looked at in considering project impacts to special status species. The subdivision request will not convert oaks or other native trees since the proposal does not include oak tree removal or encroachment. However, future home construction on resulting parcels may result in encroachment into the protected zone of oak trees identified as #1-6 and environmental impacts would be analyzed at the time of construction proposal.

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)?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, Sensitive Environmental Resource Area (SERA), or Wildflower Reserve Area. The subdivision request does not conflict with the County's Oak Tree Ordinance since the proposal does not involve removal or encroachment into the protected zone of the 8 aforementioned oak trees.

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

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

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

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

The project site is vacant and does not contain any historical resources as defined in CEQA Guidelines §15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

There are no known paleontological resources on or near the site. There are no unique geological features or rock formations on or near the project site. If the project is approved, the following text will be a condition of the approval:

In the event that paleontological resources are encountered during the demolition/construction process, affiliates of the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?

There is no record of human remains on the project site. If the project is approved, the project will be conditioned to require the subdivider to halt construction in the vicinity of the discovered human remains, leaving the remains in place. From that point, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours. Sections 5097.98 of the Public Resources Code describes the procedures to be followed after the

notification of the NAHC.

e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?

The project site is not located within a known tribal cultural resource area and not included in the California Register of Historical Resources. Although the project site is currently vacant, it was developed with a single-family residence until early 2015 when the house was demolished.

6. ENERGY

Would the project:	<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) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is subject to and shall comply with the Los Angeles County Green Building Standards Code.

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

The project is required to comply with the LA County Green Building Standards Code related to construction. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, people or structures on the project site will not be exposed to potentially substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

A fault trace is not located within or near the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not located within a designated soil liquefaction area (Source: GIS-Net Liquefaction Zone Layer).

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not located within any identified landslide zone. (Source: California Geological Survey).

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located within an urbanized area. The proposed project entails a subdivision of one existing residential parcel into 4 single-family residential parcels. No grading is proposed as part of the

subdivision. Future construction of residential units will be subject to grading and/or site drainage review and have to comply with the County's Low Impact Development (LID) Ordinance. LID sets forth requirements to manage storm water runoff and lessen the potential for erosion resulting from storm water runoff. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

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

The project site is not located within a designated soil liquefaction area (Source: California Department of Conservation). The proposed project will be subject to construction standards imposed by the Department of Public Works and should therefore not cause soil to become unstable or result in on - or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

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 identified as expansive. The proposed project would be required to comply with Los Angeles County building codes, 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?

The applicant is requesting to create four single-family lots with a reduction in frontage width and average lot width. The width reductions would enable 4, rather than 3, parcels to be created. Since the project is required to comply with the County's Green Building Ordinance related to construction and is relatively small in scale, GHG emissions resulting from water delivery, electricity generation, and construction activities will not 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?

Considering the relatively small scale of the project and required compliance with the County's Green Building Ordinance, it is not expected that the project will generate GhGs that will 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 GhGs emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

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

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 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, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The proposed project could use hazardous materials such as paints, cleaning agents, aerosol cans, landscaping-related chemicals, and common household substances such as bleaches during construction activities on the proposed project site. All uses and storage of these materials would be subject to federal, state, and local laws pertaining to the use, storage and transportation of these hazardous materials. Most of the hazardous materials indicated above are allowed to be disposed of at the local Class II and Class III landfills that serve the proposed project site. Since the proposed project would be required to abide by federal, state, and local laws pertaining to the use, storage, and transportation of these materials, the likelihood of an accidental release occurring and creating a significant hazard to the public would be minimal. Therefore, impacts would be less than significant.

The 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, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The subdivision of one existing residential lot into 4 single-family residential parcels will not generate hazardous emissions or result in the handling of acutely hazardous materials, substances or waste. If construction activities involves minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on 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 database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

- e) For a project located within an airport land use 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.

- 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.

- 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.

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

The project site is not located within a high fire hazard area with inadequate access. The project site is located in an urbanized area with access to existing major highways.

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

The water purveyor confirmed, in a letter dated 08/05/14, the existing water system can support the required fire flow as set forth by the Fire Department.

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

The project site is not located within 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. The proposed residential subdivision resulting in four lots does not entail the regular use of large amounts of hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER 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) Violate any water quality standards or waste discharge requirements?

The project site is connected to an existing Crescenta Valley County Water District municipal wastewater system. The applicant needs to make all financial arrangements with the Crescenta Valley County Water District before the filing of this land division map. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

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

The project site will be served by a public water system and will not make use of local groundwater.

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

The site gently slopes from north to south. Grading is not proposed in connection to the subdivision. Public Works is requiring the applicant to provide grading plans to be submitted prior to final map recordation for the repaving of the driveway and fire lane with pavement structure section that meets Los Angeles County's Fire Department requirements. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID 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 an existing residential lot into 4 single-family residential parcels. The site gently

slopes from north to south and does not contain any existing drainage courses. The land division will not substantially alter the existing drainage pattern of the site. Grading is not proposed in connection to the subdivision request. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID requirements.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The act of creating four single family lots from one lot would not increase habitat for mosquitoes and other vectors resulting in increased pesticide use since the project area would not change and land alteration is not proposed. Any proposed water features resulting from the construction of single-family residences are reviewed as part of the routine permitting process. The review includes ensuring proposed water features have a water circulation component.

f) 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?

Subdividing the project site resulting in 4 residential lots would not create additional impervious surfaces that would exceed the capacity of existing or planned stormwater drainage systems. The land use intensity is in keeping with the County's General Plan. Future construction of residences will be subject to site drainage review and the LID Ordinance. The County's storm drainage conveyance system (MS4) collects residential stormwater discharge that is not absorbed onsite and is required to comply with its National Pollutant Discharge Elimination System (NPDES) permit.

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

The project will be required to comply with the National Pollution Discharge Elimination System ("NPDES") requirements and any future construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff. These collective measures should prevent violation of applicable stormwater permits and negative impacts to surface waters or groundwater quality.

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

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

- i) 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 in near the Angeles National Forest, approximately 25 miles from the coastal portions of Los Angeles County and utilizes the municipal storm drain system. Since the proposed project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements should 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 SWRCB website (Source: http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf).

- j) 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.

- k) Otherwise substantially degrade water quality?

The proposed project of subdividing one existing residential lot into 4 single-family residential parcels will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

- l) 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 located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

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

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

- n) 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 located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). The project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

o) 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 four parcels and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, 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 four parcels. The property's land use category is Low Density Residential (1-6 dwelling units/acre) within the Countywide Land Use Plan. The land use designation is intended for the establishment of single-family residential developments. The proposed project of 4 residential parcels on 0.76 acres is consistent with this category of the countywide General Plan.

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

The property is zoned R-1 (Single-Family Residence) and is located within the La Crescenta-Montrose Community Standards District (CSD). The proposed development of 4 single-family residences is consistent with the R-1 zoning classification. The applicant is requesting a street frontage waiver, and reduced lot width as well as reduced average lot width in accordance with Title 21, Subdivisions Code. The project site does not adjoin a public street; therefore, a street frontage waiver is being requested. The requested lot width reductions from the required 50 feet would facilitate in the creation of the 4 single-family lots, rather than 3 lots. The requested reductions would yield parcel having the following widths: a) parcel 1 having 49.12' of frontage width and an average lot width of 49.02 feet and b) parcels 2 through 4 would have an average lot width and frontage width of 49.04 feet.

- 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

Would the project:	<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) 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>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?

The applicant is requesting to create four single-family lots with a reduction in frontage width and average lot width. The width reductions would enable 4, rather than 3, parcels to be created. A fourth parcel is still in keeping with the prescribed density and intended use of the project site. 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 (GPNE). The project site is not near a noise-generating site (e.g., airport, industrial site), but is approximately a tenth of a mile or 528 feet from Foothill Boulevard which is a major highway. According to the GPNE, an arterial highway at roughly 50' from the project site produces noise measuring 65 decibels (dB) to 95 dB, depending on the vehicle type. The GPNE likens noise heard at 65 dB to the sound produced by an electrical typewriter set 10' away, and the noise heard at 95dB to the sound produced by a newspaper press.

The project will conform to Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which sets forth 45 decibels (db) as the exterior noise level for nighttime (between 10 p.m. and 7 a.m.) and 50dB for daytime (7 a.m. to 10 p.m.) in residential areas (Noise Zone II). 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 does not provide thresholds for noise.

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

Although the project is located within an established residential neighborhood, it would not expose sensitive receptors to excessive noise levels. The project proposes the same use as what is allowed by the zoning code and land use classification. Further, the project will comply with Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code which sets ambient noise levels for various noise zones and limits construction noise to 75dB during the daytime in single-family 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?

The project proposes the subdivision of an existing residential lot into 4 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 current levels, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single and multi-family residences, as well as commercial uses.

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 the subdivision of an existing residential lot into 4 parcels. All future construction-related activity will be required to comply with the limits set forth in the Los Angeles County Noise Control Ordinance. Associated vehicle noise from traffic and parking should not generate significant temporary or periodic increase in ambient noise levels. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas. Any noise generated by additional single-family residences would be in keeping with the current ambient noise levels in the area, which is developed with single-family residences, multi-family residences, and commercial uses. 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 within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

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

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)?

The project proposes four single family lots which would not induce substantial growth in the area and is in keeping with the land use classification of the County-wide General Plan and the property's zoning. The project site is located in a well established urban residential development.

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

The property is vacant; therefore, the creation of 4 single-family parcels will not result in the displacement of existing housing.

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

The property is vacant; therefore, the creation of 4 single-family parcels will not result in the displacement of people.

d) Cumulatively exceed official regional or local population projections?

The project would not exceed official regional or local population projections. The proposed 4 single-family parcels will not exceed this projection and is consistent with the density permitted by the Countywide General Plan.

15. PUBLIC SERVICES

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

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 1 mile, shortest drive route, to the east of the project site. One fire hydrant will be installed to support the additional lots.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately a half mile southeast, shortest drive route, from the Crescenta Valley Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Glendale Unified School District. Considering the scale of the project, the four single-family parcels are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address the increase in population, at a rate to be determined by the school district.

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 County park is Two Strikes Park, located approximately 1.1 miles to the northwest.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 4 residential units, and thus increase the population. The population increase is not substantial and will not diminish Los Angeles County Public Library's capacity to serve the project

site and the surrounding community. The La Crescenta Valley Library is located approximately 1 mile, shortest drive route, northwest of 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 has not disclosed that the project would increase the use of existing neighborhood and regional parks or other recreational facilities contributing to substantial or accelerated physical deterioration of such facilities.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

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 measures of effectiveness for the performance of the circulation system. The proposed project was reviewed by Public Works and was not found to warrant a traffic study. The creation of 4 single-family lots is not anticipated to potentially impede established measures implemented to ensure effective performance of the circulation system. Additionally, each primary residence will be required to provide 2 off-street parking spaces as required by Title 22 to improve parking, pedestrian, vehicular, and bicycle passing along Park Avenue which is a private street and fire lane.

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 one existing residential lot into 4 single-family residential parcels. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works (DPW).

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 the subdivision of one existing residential lot into 4 single-family residential 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 4 residential parcels would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

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 located along Park Avenue which is a private street that connects to Ocean Boulevard. Future residents would use existing public transit, pedestrian, and bicycle facilities. There are two bus stops located at the northwest and southeast corners of Foothill Boulevard & Ocean View Boulevard. Both are approximately a tenth of a mile walk from the project site. Access to and use of the various facilities would not be impacted by the proposed project. Overall, there will be minimal negative impact resulting from the proposed project and a decrease in the performance of such facilities is not anticipated.

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 Impa ct</i>

Would the project:

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

The creation of 4 residential parcels are 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). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

- 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?

The creation of 4 residential parcels 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 a public water system, which has issued a "will serve" letter for the proposed subdivision. The applicant needs to make all financial arrangements with the Crescenta Valley Water District before the filing of this land division map for sewer connection to the existing Crescenta Valley County Water District municipal wastewater system.

- 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?

The Department of Public Works' review of the project indicates the subdivision request 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. Future construction of residential units will be required to comply with the LID Ordinance.

- d) Have sufficient reliable water supplies available to

serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

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 4 single-family residences will not 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, any future construction will be subject to the Green Building Ordinance, which 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?

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The subdivision proposal, to create 4 residential parcels, should not significantly impact solid waste disposal capacity due to its small scale.

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. Additionally, resulting households will have access to various local residential recycling programs that exist to encourage recycling and divert waste from landfills. 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>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. Although a street frontage waiver and a reduction in the required frontage width and average lot width are being requested, the proposed use and density complies with the County General Plan and all other requirements set forth by the 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 cumulatively considerable impacts. The proposed project will not induce growth, as the project does not require additional infrastructure beyond that necessary to serve the project. Since there aren't any impacts that could be deemed cumulatively considerable, 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 beings, either directly or indirectly?

The project entails subdividing an existing residential lot into 4 single-family residential parcels in an R-1 (Single-Family Residence) zone. 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.

LAW OFFICES OF
GERALD A. TOMSIC
135 SOUTH JACKSON STREET
SUITE 200
GLENDALE, CALIFORNIA 91205
TOMSICLAW@SBCGLOBAL.NET
(818) 500-4888
FAX (818) 500-0633

ORANGE COUNTY
BY APPOINTMENT ONLY

October 5, 2015

Ms. Marie Pavlovic
County of Los Angeles
320 West Temple Street, Room 150
Los Angeles, CA 90012

Re: PM07345
Hearing Date November 4, 2015
Project R-2014-02256
2326 Park Avenue, Montrose, CA

Dear Ms. Pavlovic:

We own the property at 4447 Oceanview Boulevard and the lot between the property to the north of our property. You have to cross our easement to get to the property at 2326 Park Avenue.

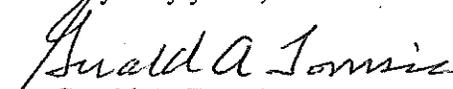
You have a hearing to grant a parcel map on property that has no access from Oceanview. The developer cannot use the easement over our property to access his property and construct four homes.

The easement was never granted for such a purpose. In addition, the driveway will not support the heavy construction equipment coming in. The developer has contacted us but has never reached an agreement for the access. He is attempting to get the Title Company to buy the easement.

I believe the county is required to follow the law. The map should not be granted without legal access.

Please contact me to discuss this further. If necessary, we will obtain an injunction or assistance from Mike Antonovich's office.

Very truly yours,


Gerald A. Tomsic

GAT:tt

cc: John Samore

Mike Antonovich, Supervisor

Marie A. Pavlovic

From: Maggie [mrsruger@sbcglobal.net]
Sent: Thursday, June 11, 2015 11:19 AM
To: Marie A. Pavlovic
Subject: Proj. R2014- 02256

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Marie,

I wanted to touch base with you regarding the above project which is adjacent to our property. We have looked at the current plans and the proposed plans if these are not approved. We have also spoken with the builders/project owners regarding our concerns.

Concerns we had were drainage, privacy, and trees which are currently encroaching on our property.

We have been assured the drainage issue will be taken care of with a special drain system around the perimeter of the property. They also advised us they will leave two large trees in the middle of the property to provide for privacy. And lastly they agreed to remove the trees encroaching on our property and that of the two neighbors adjacent to us to the east, who also have the same issue. They agreed to repair fence or retaining wall damage and plant new evergreen privacy trees along the fence line of all three properties.

With all that said we would be in support of the current plan. We prefer to have the new properties built toward the front of the respective street, providing for yard space between the newly built dwellings and the current dwellings.

Please contact us once a date has been set for the public hearing as we would like to be present. The builders have been very open to compromise and appear to want the best for the existing homeowners as well as the development itself.

Thank you for your attention.

Mike and Magdalena Rastian
2384 Barton Lane
Montrose, CA 91020
818-606-5584

Maggie

Marie A. Pavlovic

From: cheryl@thecvcouncil.com
Sent: Monday, March 09, 2015 4:05 PM
To: Marie A. Pavlovic
Cc: Robbyn Battles (CVTC)
Subject: Project No. R2014-02256; 2326 Park Ave, La Crescenta, CA 91214
Attachments: 2015-02-28 CVTC Ltr Planning re 2326 Park Ave.pdf; 2015-02-12 LUC recommendation 2326 Park Ave.pdf; 2015-02-12 LUC Mtg Minutes.pdf

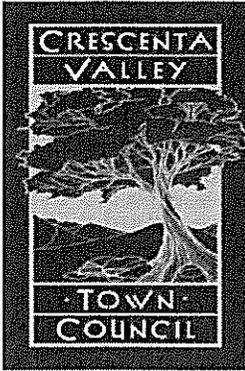
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Pavlovic,

Attached is a letter with supporting documentation that was sent by the Crescenta Valley Town Council on the above-referenced project. I wanted to send this to you via email as I didn't have your contact information as the Planner.

Please let me know if you have any questions. Thank you!

Cheryl Davis
Crescenta Valley Town Council
Corresponding Secretary
(818) 970-0976 cell



Crescenta Valley Town Council

February 28, 2015

Robbyn Battles
President

Harry Leon
Vice President

Leslie Dickson
Recording Secretary

Kyle Studebaker
Treasurer

Cheryl Davis
Corresponding
Secretary

COUNCIL MEMBERS

Mike Claessens

Marian Barnes

Desiree P. Rabinov

Dr. Young Seok Suh

Lisa Griffin, alternate

Kevin Kang, alternate

Charles Beatty, alternate

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

**Re: Tentative Parcel Map No. 073045; Oak Tree Permit T201400041
2326 Park Avenue, La Crescenta, CA 91214**

Dear Planning,

On February 19, 2015, the Crescenta Valley Town Council ("CVTC") voted 7-to-0 (1 abstention) to approve the recommendation received from the CVTC Land Use Committee regarding the above-mentioned Entitlement, including waivers for both the reduced street frontage and the lot width (from 50' to 48').

The Land Use Committee's Recommendation is attached along with draft Minutes from the Land Use Committee's February 12, 2015 meeting which contains concerns from community members regarding drainage issues.

Respectfully,

Robbyn Battles
President

"The Community that Cares"

PROJECT NO: R2014-02256

PERMIT/MAP TYPE: Tentative Parcel Map No. 073045,

CASE PLANNER: Marie Pavlovic

HEARING DATE: There is no scheduled hearing yet

**LUC
RECOMMENDATION**

ENTITLEMENTS REQUESTED

Tentative Parcel Map No. 073045

Oak Tree Permit No. T201400041

Environmental Assessment No. T201400177

LOCATION

2326 Park Avenue

PROJECT DESCRIPTION

The applicant is requesting to create 4 single family lots with reduced lot width (from 50' to 48'), a street frontage waiver request, and a single oak tree encroachment. Access to the project site is provided by a private street, Park Avenue. The parcel is .75 acres

EXISTING ZONING

The subject property is zoned R-1.

EXISTING LAND USES

The subject property is currently undeveloped.

LUC EVALUATION

The developer noted that the street frontage and reduced lot width waivers would not be necessary if they designed some of the lots as flag lots, but that configuration would put the proposed homes closer to neighbors. The proposed project needs an oak tree permit as part of the development to remove the front yard fence encroaching within the protected zone of an oak tree. However, the developer is proposing to keep and protect the oak tree. LUC believes the proposed subdivision is in keeping with the single family neighborhood adjacent to the property and is consistent with the character of the community.

PUBLIC COMMENTS

LUC heard from three nearby residents concerned about drainage. All three residents noted that during heavy rains the area floods. The applicant told LUC that the proposed project is required to keep all water runoff on-site. The proposed project includes a large seepage pit that will allow rainwater to collect and percolate on the property. LUC took the names of the concerned residents and LUC member Nicole Englund will follow-up with the County to have the Department of Public Works assess the drainage situation in the neighborhood.

LUC RECOMMENDATION

LUC voted (6-0, KH recused himself) to recommend the Crescenta Valley Town Council support the proposed tentative parcel map with the requested waivers for reduced street frontage and lot width. Regional Planning has not scheduled this item for a public hearing yet.

**LAND USE COMMITTEE
OF THE CRESCENTA VALLEY TOWN COUNCIL**

**NOTICE OF MEETING AND AGENDA
February 12, 2015 6:30 P.M.**

La Crescenta Library Community Room, 2809 Foothill Blvd., La Crescenta, CA

CALL TO ORDER: 6:34 pm

OPENING BUSINESS

1. Roll Call: Present: F. Beyt, I. Chessum, P. Rabinov, N. Englund, J. Bodnar, M. Claessens, and K. Hales.
Absent: C. Davis and A. Ordubegian
2. Approval of Agenda for February 12, 2015 MC, FB (Passed Unanimously)
3. Approval of Land Use Committee Minutes from January 8, 2015 FB, KH (Passed Unanimously)
4. Public Comment – none

PUBLIC HEARING & ACTION ITEMS

5. Project Location: 2326 Park Avenue

Project No. R2014-02256

Requested Entitlements: Tentative Parcel Map No. 073045, Oak Tree Permit No. T201400041 and Environmental Assessment No. T201400177

Description: The applicant is requesting to create 4 single family lots with reduced lot width (from 50' to 48'), a street frontage waiver request, and a single oak tree encroachment. Access to the project site is provided by a private street, Park Avenue.

Elmer Art (2348 Caldero Lane) stated that the area has a problem with excessive water runoff that accumulates on Park Ave, and runs into adjacent properties. He expressed concerns that the new development could cause additional drainage issues to the community. He has tried to contact Los Angeles County, but has not had his calls returned. Kendall Hales responded that the subdivision is required to keep storm-water onsite. They looked into using cisterns, but they require pumping of the water. They will use a seepage pit that will allow rainwater to collect and percolate on the property, per the County requirements, and based on a Hydraulics Engineer recommendations.

Bob Wilkins (4408 Briggs Ave) also expressed concerns about the drainage. On behalf of himself and his four neighbors he wanted to express the need for the developers to limit construction noise and nuisances. He did admit that the development could have a positive in reducing potential crime and lack of maintenance of the current property.

John Kim (4418 Briggs Ave) also concerned about the drainage. He has called Los Angeles County Flood Control in the past but was told because it was a private road that the county was limited in what it could do. He was very concerned that when a nearby condominium complex on Foothill Boulevard was built in 1992 that the development did not have sufficient storm water capture and the drainage problems significantly worsened. He expressed a desire that the new development on Park Avenue pump water to Ocean View Boulevard.

Kendall Hales indicated that storm water must be kept on the property and not pumped or discharged to a public street under current regulations. Kendall also pointed out that the waivers would not be necessary if they designed some of the lots as flag lots, but configuration would put homes closer to neighbors. An oak tree permit would be needed as part of the development to remove a fence that is out of compliance with current code requirements that prohibit fences in front yards. The LUC was not asked to act on the oak tree permit.

a. Motion to recommend to the Crescenta Valley Town Council to accept:

- i) Street frontage waiver.
- ii) Reduce lot width requirement to 48.5' in three of the lots, and 48.72' on one lot.

(FB, PR (Passed 6-0, KH recused himself)

6. Project Location: 2640 Prospect Avenue

Project No. R2014-03027

Requested Entitlements: Tentative Parcel Map No. 073114 and Environmental Assessment No. 201400242

Description: The applicant is requesting to create 4 single family lots on .688 of an acre.

a. Motion to recommend that the developer not be required to:

- i) Street paving 14 feet from centerline
- ii) New concrete flow drain in front of property.
- iii) Street light

(FB, PR (Passed 6-0, KH recused himself)

[Without Objection Chair moved to Item 10, 11]

7. Formation of a sub-committee to work on the La Crescenta-Montrose CSD and process for providing input – Carmen Sainz, Supervising Regional Planner Community Studies East. The purpose of the committee will be to go through the CSD to determine what cannot be implemented (i.e. low pitch roof, earth tone signage, etc.). The sub-committee will focus on four main issues: parking, signage, residential zoning, and commercial zoning.

Chair formed a sub-committee without objection with members: F. Beyt, I. Chessum, and N. Englund

8. Consideration of a draft application form for individuals wishing to appear before the Land Use Committee. Chair circulated a draft Land Use Committee Summary Form and a Land Use Committee Recommendation Form for committee members to review and provide comment at a future meeting.

INFORMATION ITEMS

9. None

FUTURE PUBLIC HEARING ITEMS

10. Proposed CUP for Options for Youth at 2626 Foothill Blvd. (relocating from their current center located at 3131 Foothill Blvd.) Representatives from Options for Youth (Thomas Tan) discussed a need for a CUP to relocate their accredited school to the commercial building on 2626 Foothill Blvd. They are planning on expanding their school from 200 students to 300 students. Their school prepares 7th to 12th grades for college. The Land Use Committee thanked them for coming to the meeting and look forward to getting more information regarding their CUP.

EARLY NOTIFICATION / APPLICATIONS FILED AT DEPT. REGIONAL PLANNING

11. TR073310 (New Tentative Map)

3037-3043 Foothill Boulevard, La Crescenta - Zoned District: Montrose

Description: 28 new attached condominium units and one existing commercial building.

Applicant: Kiyoshi Graves - Engineer: T Kim Engineers

UPDATES/ANNOUNCEMENTS

12. None

ADJOURNMENT: 8:00 pm

MARCH 2015

SOME RESIDENTS DON'T SPEAK ENGLISH.

WHAT ARE THE RULES FOR PRIVATE ROADS?

MANY CARS ARE PARKED AT THE ENTRANCE TO PARK AVE. HOW MANY CARS WILL BE ADDED TO PARK AVE WITH NEW CONSTRUCTION?

PARK AVE IS OF POOR DESIGN, IT DRAINS TO THE NEXT RESIDENTIAL PROPERTY.

IT IS BEST TO WALK THE AREA TO SEE THE LAY OF THE LAND. ARE UP SLOPE LOTS GRADED SO THEY WILL NOT DRAIN DOWN SLOPE?

I WENT TO THE ALHAMBRA OFFICE, THEY SENT ME TO THE ARCADIA OFFICE AND THEY SENT ME TO IRVINDALE OFFICE. I ENDED UP IN LA CANADA IS THIS THE RIGHT PLACE? WHERE ARE THE BOUNDRY'S FOR THIS LOCATION?

SINCERELY

Elmer Art

11 FEB 2010
CALDERO DRAINAGE

2326 PARK AVE. PARCEL IS LOWER THAN PARK AVE.
2326 STREET FRONTAGE WAIVER? ZONING? CODE?
WATER IS HEAVY AND GOES DOWN HILL.

PAVEMENT INCREASES RUNOFF.

MATH IS USED TO CALCULATE THE RUNOFF

PARK AVE. WAS ONLY PARTIALLY PAVED IN THE PAST.

PARK AVE. PARCEL IS LOWER THAN PARK AVE.

PARK AVE PARCEL WILL SLOPE TO?

BARTON LANE PROPERTIES SLOPE DOWN TO BARTON LANE.

REFER TO CALDERO LN. DRAINAGE SKETCH

CONDOS AND MORE DRAIN TO CALDERO LN.

20" W X 12" D. WATER FLOW AT CALDERO + PARK AV. EXT.

27" W X 6" D. CHANNEL BACK OF 2348 CALDERO LN. (FULL)

22" W X 7" D CHANNEL BACK OF 4424 BRIGGS AVE. (OVER FLOW)

8" DIA. PIPE BETWEEN 4410 1/2 + 4412 BRIGGS + DJUNDT

8" DIA. PIPE METERS THE WATER, WATER BACKS UP

BROKE THROUGH THE WALL AND RAN THROUGH

4412 HOUSE OUT TO BRIGGS + DJUNDT.

YOU DO THE MATH.

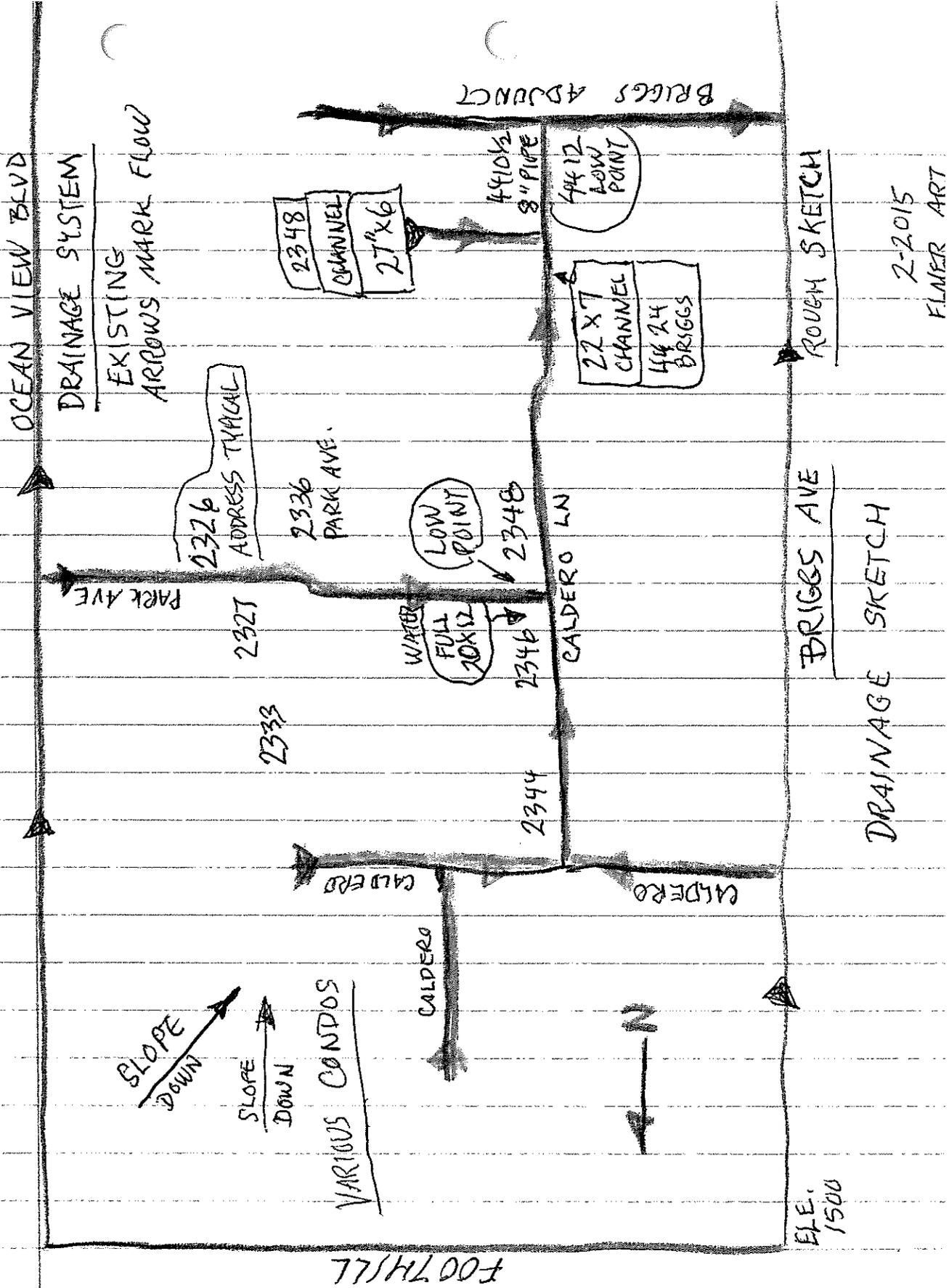
CALLED MR. MEDINA, SAID HE WOULD COME

WHEN IT RAINS, ... I AM WAITING.

PHONED MRS. PAVIOVIC NO ANSWER.

NO WORK TO BE DONE WITHOUT A PERMIT??!

Elmer Ost



2-2015
FLNER ART

DRAINAGE SKETCH

ROUGH SKETCH

BRIGGS AVE

ELE.
1500

7700 HILL

SLOPE
DOWN

SLOPE
DOWN

VARIOUS CONDOS

CALDERO

CALDERO

CALDERO

CALDERO LN

WATER
FULL
10x12

LOW
POINT

2326
ADDRESS TYPICAL

2336
PARK AVE.

2348
CHANNEL
27x6

22x7
CHANNEL
44x24
BRIGGS

44x12
8" PIPE

44x12
LOW
POINT

BRIGGS AVENUE

OCEAN VIEW BLVD

DRAINAGE SYSTEM

EXISTING
ARROWS MARK FLOW

March 31, 1992

Ms. Gabrielle Pryor:
1327 Foothill Blvd.
La Canada, CA 91011

RECEIVED
FEB 17 2015

Dear Ms. Pryor:

I am writing on behalf of residents on or in close proximity to the 4400 Block of Briggs Ave. in Montrose. At issue are apartment buildings built directly north of these residents and those addresses are in the city of La Canada/Flintridge.

Let me provide you with some background information. Briggs Lane, which runs east off Briggs Ave. proper, is located approximately 2-1/2 blocks south of Foothill Blvd. and parallels that thoroughfare. Officially, the addresses are on Briggs Avenue, but the residents refer to it as their "lane".

The six homes which occupy the lane were built in 1959. A legal easement was granted through the Los Angeles County Flood Control District to allow water runoff from homes and property directly north of the lane to flow through a six inch pipeline and terminate on the lane. The idea was that the water would continue to run west approximately 150 feet to Briggs Ave. In reality, the runoff has never had an adequate flow and much of the water pools on the lane, depositing all manner of sediment in the process.

It has been an annoying and costly problem the six homeowners have had to live with for more than two decades. It is an expensive process to have the sand and other sediment swept up and hauled away once and sometimes twice a year. Not only that, but the act of the sand and pebbles being swept along under force has eroded the asphalt to the extent that we are facing another costly repaving job. In my 22 years on the lane, we have had it resurfaced twice and it must now be done again.

So this has been the reality for the six residents on the lane for more than twenty years. The residents directly north of our lane have had similar problems which have not been resolved.

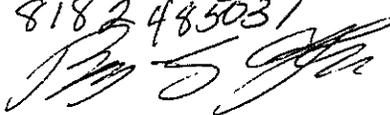
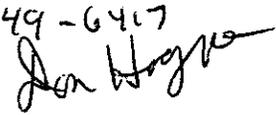
When we learned a few years ago that Dr. Melvin Ricks was proposing building apartment houses directly north of the lane and just south of Foothill Blvd (the apartment address is 2350 Foothill). It was quickly apparent that such development would create considerably more runoff for residents below.

We fought the development in planning committee meetings and were assured - promised is more like it - that construction would be done in such a manner that no increased water flow would result for

residents below.

Even now, with his development project less than half completed, the additional runoff caused by landscape changes is causing enormous problems on residents below. The enclosed photographs graphically depict the damage caused by the increased water flow bringing sand, rocks, and anything not tied down, to our lane. The neighbor directly south of the lane has had to put up sandbags to keep the water from inundating her home and property.

If Dr. Ricks has his way - and the concerned signees of this letter will explore every legal recourse to see that he doesn't - then the problem will only get much worse that it already is. The signees of this letter want to avoid lawsuits against the city of La Canada/ Flintridge and Dr. Ricks if at all possible by having this urgent matter addressed by you and the city council immediately. There is documentation available which indicates rather strongly that the city of La Canada/Flintridge on more than one occasion went on record to state that the development in question would not cause any runoff problems for residents situated below the apartments. We ask that the city now live up to its earlier promises by investigating this matter right away so the city council can determine for itself that there has indeed been a cavalier attitude on the part of city officials and the developer in neglecting the rights and property of the undersigned.

DONALD W. AUSIM Donald W. Ausim 4424 BRIGGS AVE MONTROSE 91020	Elmer Art 2348 Caldero Ln. MONTROSE, CA. 91020 Elmer Art	Signd: Bob & Mardy WILKINS 4408 Briggs Ave MONTROSE CA 91020 818-248-8413
Callie R... Marjorie Luke 4414 Briggs Ave Montrose 91020	Candace Beever Richard Luteney 2347 CALDERO LANE	BARRY L THOMAS 2358 CALDERO MONTROSE CA 91020 818 248 5037 
Geneva Stone 4404 BRIGGS MONTROSE, CA 91020 DONNA + JIM STONE	Charles A Miller 4400 Briggs Montrose 91020	Don Hogue 2344 W. Caldero Lane Montrose CA 91020 249-6417 
	Ron C. Miller 4414 BRIGGS MONTROSE, 91020	





NO
TRESPASSING




**NOTICE
OF
HEARING**

Case Number

Case No. 12-12345
Date: 12/15/2012
Time: 10:00 AM
Location: Room 101
Address: 12345 Kalia Rd, Honolulu, HI 96813

FOR INFORMATION
CALL (202) 674-6440















NOTICE OF HEARING

Case Number PM07345

Item 2007.11.20815

Room 192
320 West Temple St.
L.A. 90012



**FOR INFORMATION
CALL (213) 974-6443**

**NO
TRESPASSING**

October 13, 2015

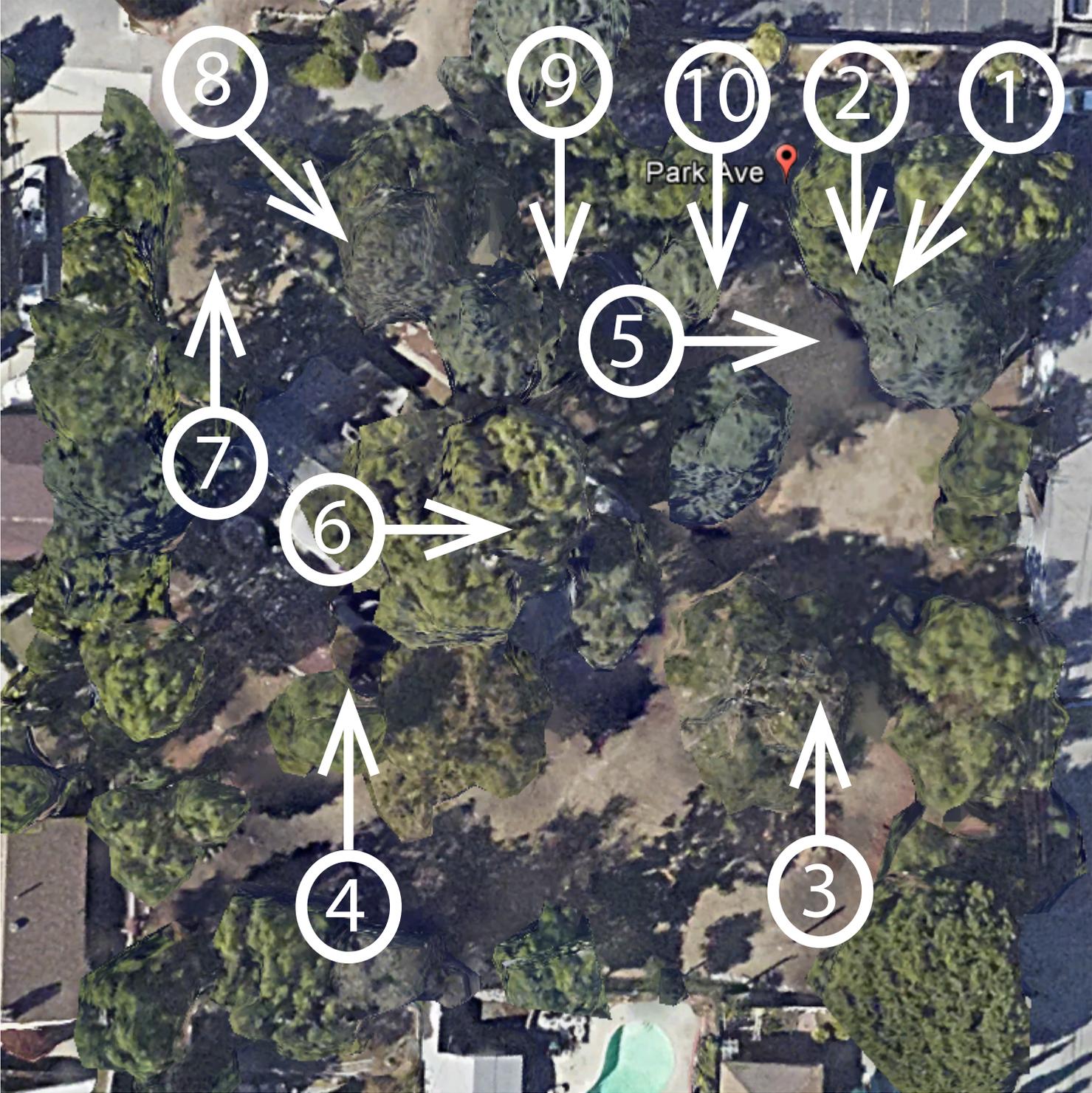


Photo Survey for
2326 Park Ave.



Picture # 1



Picture # 2



Picture # 3



Picture # 4



Picture # 5



Picture # 6



Picture # 7



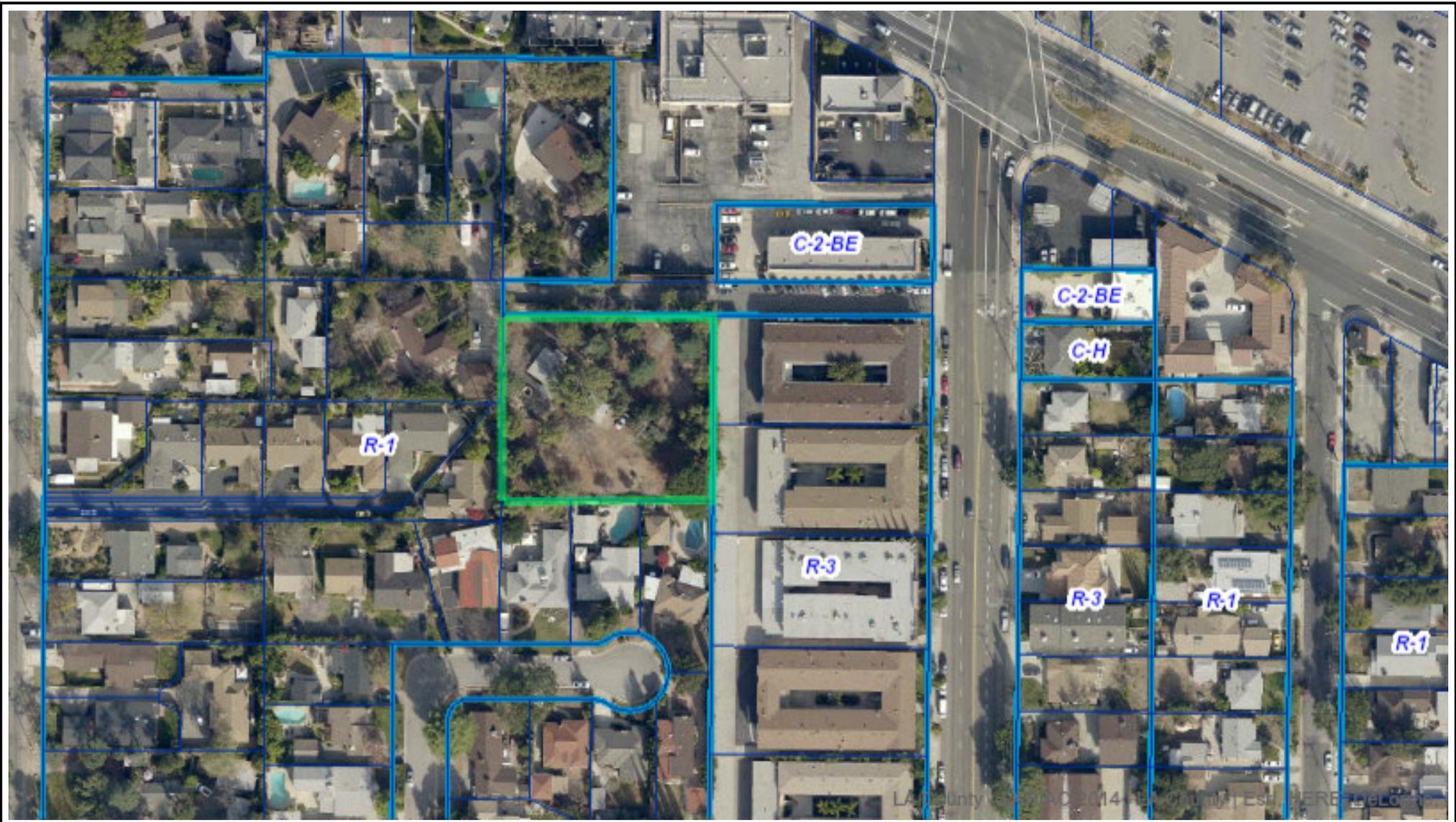
Picture # 8



Picture # 9



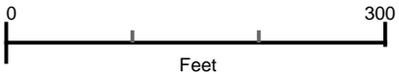
Picture # 10



Created in GIS-NET3

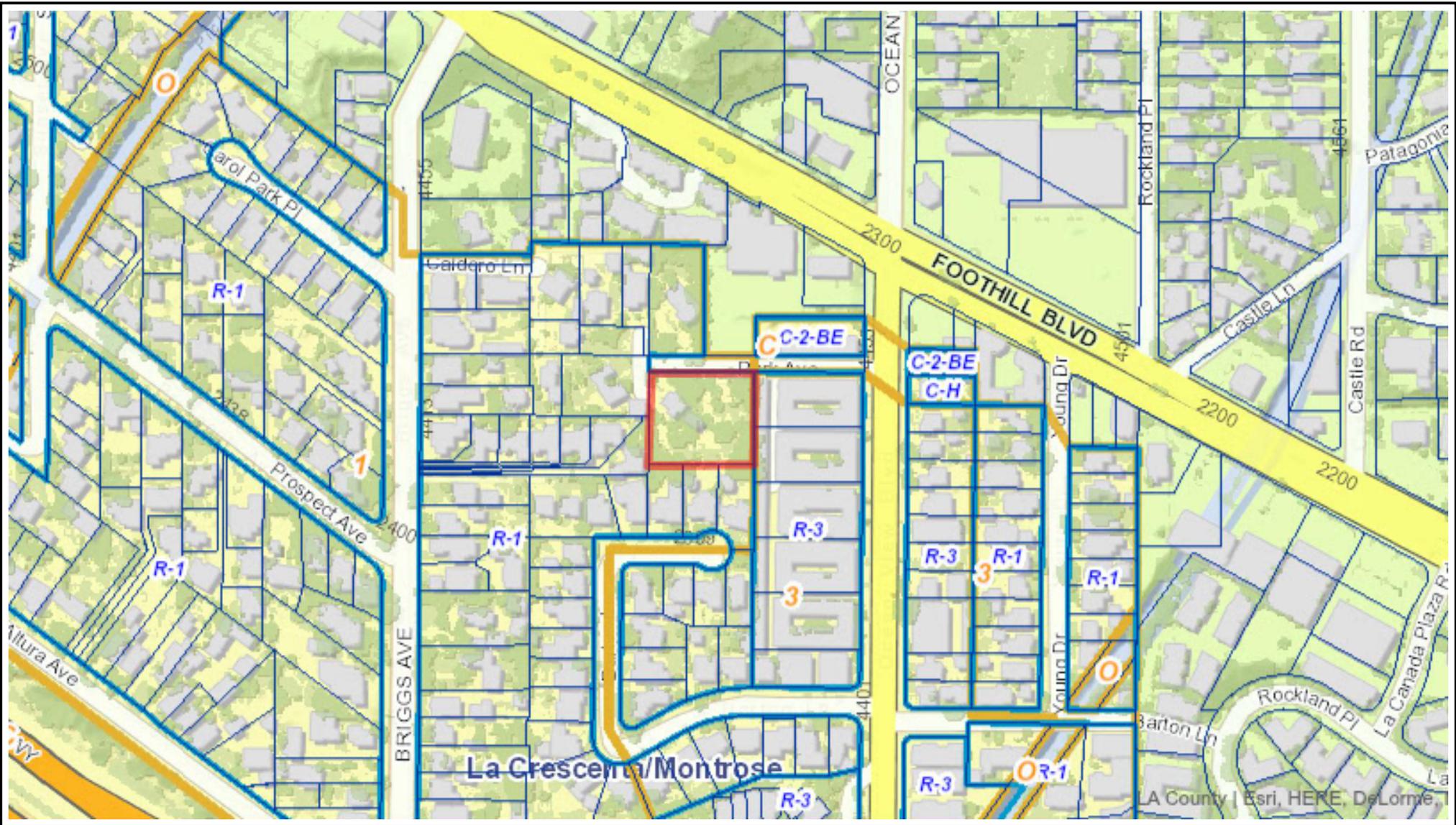
Aerial Image

Printed: Oct 20, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

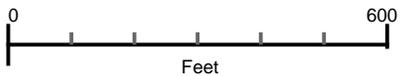




Created in GIS-NET3

GIS Map

Printed: Oct 20, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

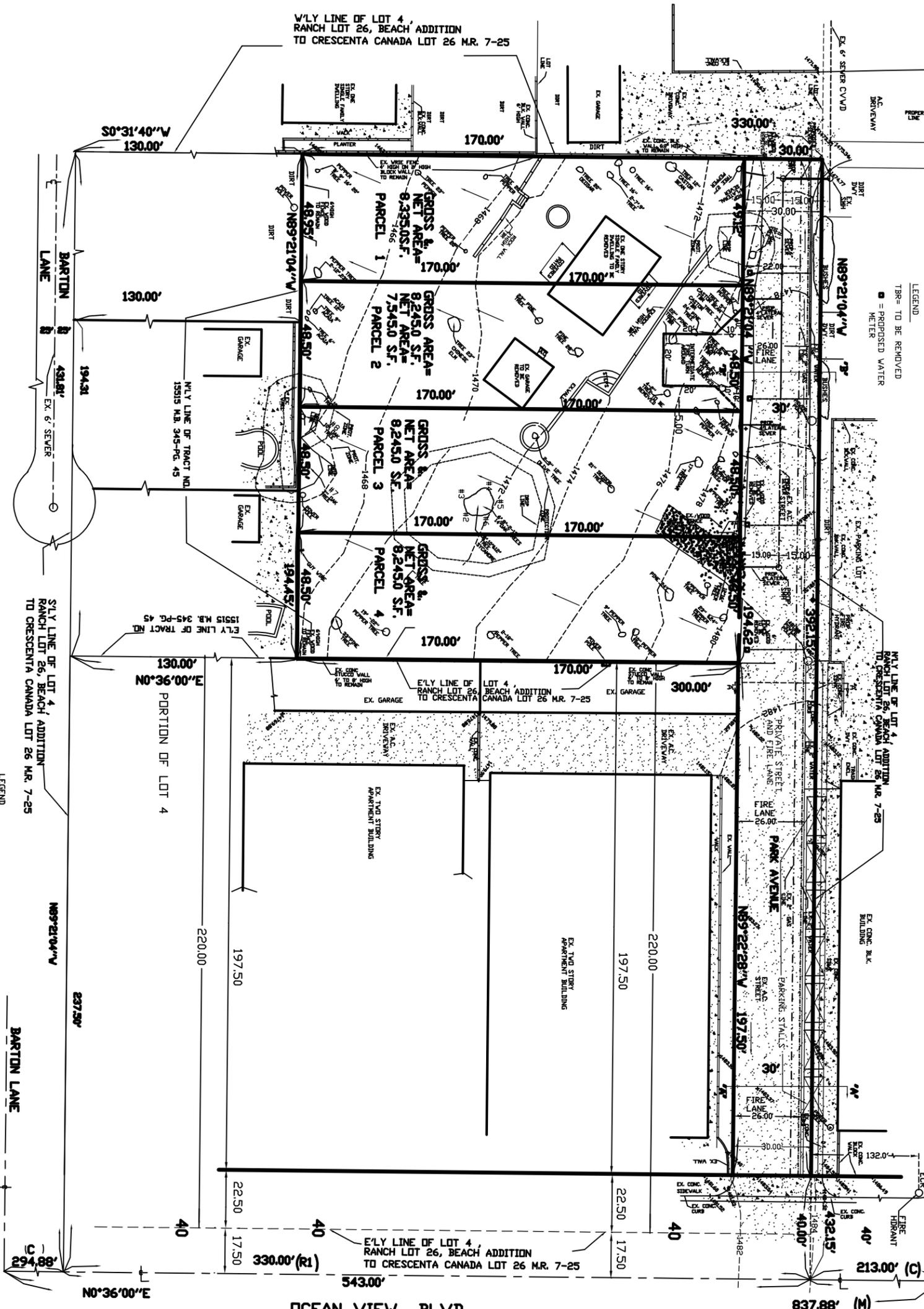


RECEIVED
 DEPT OF REGIONAL PLANNING
 PM073045 TENTATIVE
 DATE: 24 FEB 2015

**MINOR LAND DIVISION
 TENTATIVE MAP NUMBER 073045
 LOCATED IN THE UNINCORPORATED TERRITORY
 OF THE COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA,
 FOR SUBDIVISION PURPOSES**

LISTING OF UTILITIES
 SOUTHERN CALIFORNIA
 EDISON 800-227-2600
 A.T.T. 888-729-5323
 CHARTER CABLE 818-626-0009
 SOUTHERN CALIFORNIA 213-244-1234
 GAS 818-248-3925
 CV WATER 818-248-3925

LEGEND
 TR= TO BE REMOVED
 ■ = PROPOSED WATER METER



PROJECT DESCRIPTION
 MINOR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY PARCELS ON 0.76 ACRES.
 BENCH MARK
 ELEV. 1496.042, TPV BM TAG IN S. 03 33 FEET S/W COR & SE COR, OCEAN VIEW BLVD, FOOTHILL BLVD, LA CANADA, 2005 BM, N.D. Y-11E350

LEGAL DESCRIPTION
 THAT PORTION OF LOT 4 OF BEACH'S ADDITION TO CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 25 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE WEST NORTHERLY LINE AND EASTERLY PROLONGATION OF THE EAST NORTHERLY LINE AND WESTERLY PROLONGATION OF THE SOUTH NORTHERLY LINE OF SAID COUNTY MAPS, PAGE 44 OF MAPS RECORDED IN BOOK 345, PAGE 14 EXCEPT THEREFROM THE EASTERLY 220 FEET AND THE NORTHERLY 30 FEET THEREOF
 DIVERS/SUBDIVIDER
 HALES-ANDERSON INVESTMENT PROPERTIES
 2892 FOOTHILL BLVD.
 LA CRESCENTA, CALIFORNIA
 91214
 818-355-6291

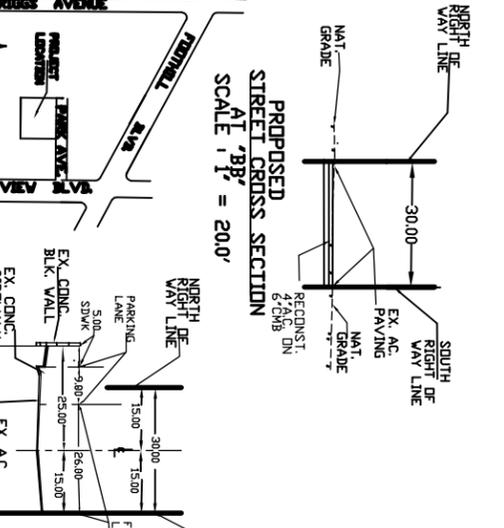
ENGINEER
 JERRY M. CROWLEY
 ENGINEERING SERVICES
 2241 W. SILVER LAKE DRIVE
 SUITE 9
 ANGELES, CALIFORNIA
 323-893-7423

DATE: NOVEMBER 11, 2014

- SITE INFORMATION**
- APN: SB01-009-032
 - EXISTING AND PROPOSED ZONE: R1-5000
 - TOTAL GROSS AREA = 33,070.0 SF.
 - TOTAL NET AREA = 32,370.0 SF.
 - EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
 - SITE AVERAGE SLOPE: 10.0%
 - THOMAS GUIDE: 534-H3
 - EXISTING FIRE HYDRANT: 330.00 FEET FROM PROPERTY
 - JOB ADDRESS: 2246 PARK AVENUE, MONTROSE, CALIFORNIA
 - NO EXISTING OR PROPOSED EASEMENTS
 - EXISTING STRUCTURES TO BE REMOVED
 - NO GRADING
 - WATER SUPPLIED BY LA CANADA IRRIGATION
 - EX. WOOD FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
 - ALL TREES TO REMAIN EXCEPT THOSE WITHIN FIRE TURN AROUND
 - EXISTING/PROPOSED PHYSICAL LAND USE SINGLE FAMILY RESIDENTIAL
 - REQUEST WAIVER OF STREET RIGHT OF WAY OFFER AND STREET IMPROVEMENTS ON PARK AVENUE DUE TO TITLE LIMITATIONS.

(18) THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVISED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING

(19) PROVIDE A MINIMUM PAVED WIDTH OF 26 FEET ADJACENT TO THE REQUIRED PUBLIC FIRE HYDRANT FOR A DISTANCE OF 50 FEET, 25 FEET ON EACH SIDE OF THE FIRE HYDRANT



PROPOSED STREET CROSS SECTION
 SCALE 1" = 20.0'

STREET CROSS SECTION
 SCALE 1" = 20.0'

VICINITY MAP
 SCALE 1" = 400.0'