



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 18, 2011

TO: Community Library Manager
Duarte Library
1301 Buena Vista Street
Duarte, California 91010

FROM: Donald Kress *DJK*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: PROJECT NO. PM062354
TENTATIVE PARCEL MAP NO. 062354**

PROJECT LOCATION: 450 and 454 Shrode Avenue, South Monrovia Islands

The subject project is scheduled for a Public Hearing before Los Angeles County Hearing Officer on April 19, 2011.

Please have the materials listed below available to the public through May 2, 2011.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Draft factual
 2. Notice of public hearing
 3. Draft staff report
 4. Draft reports
 5. Flag lot supplemental information form
 6. Yard modification burden of proof
 7. Yard modification map
 8. Copy of Tentative Parcel Map No. 062354 dated October 20, 2005
 9. Land use map



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

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

The Los Angeles County Hearing Officer will conduct a public hearing on the following project and consider adoption of a Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Tuesday, April 19, 2011 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Project No.: PM062354 – (5)

Case No.: Tentative Parcel Map 062354

Project Location: 450 and 454 Shrode Avenue, South Monrovia Islands

Description: To create four single-family lots, including two flag lots, on 0.80 gross acres, with a yard modification to address the easterly side yard setback of an existing single-family residence which is to remain on proposed Parcel No. 1.

Environmental

Determination: Negative Declaration

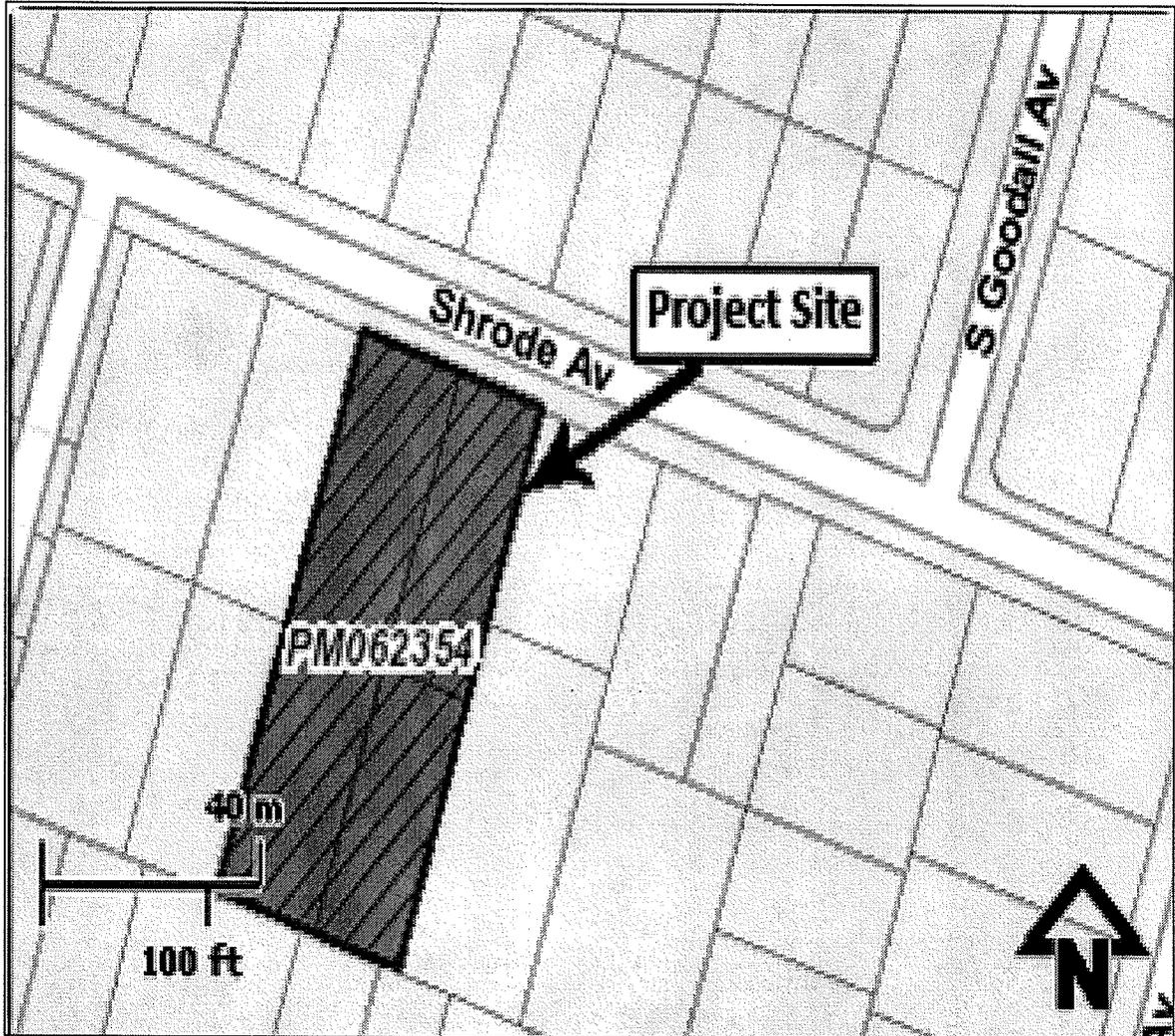
Comment Period: From 03/18/2011 to 04/18/2011 on the Negative Declaration

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Duarte Library
1301 Buena Vista Street
Duarte CA 91010
(626) 358-1865
(after March 19, 2011)

Contact: Donald Kress
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
Telephone: 213-974-6433 / FAX: 213-626-0434
E-mail: dkress@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

PROJECT NO. PM062354 – (5)
TENTATIVE PARCEL MAP NO. 062354
VICINITY MAP





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. PM062354 – (5)
TENTATIVE PARCEL MAP NO. 062354
ENVIRONMENTAL ASSESSMENT NO.
RENV 201000103

HO MEETING DATE April 19, 2011	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE April 19, 2011	

APPLICANT Kamat Investment, Inc.	OWNER Kamat Investment, Inc.	REPRESENTATIVE TriTech Associates
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REQUEST
TENTATIVE PARCEL MAP: To create four single-family lots, including two flag lots on 0.80 gross acres, with a yard modification to address the easterly side yard setback of an existing single-family residence which is to remain on proposed Parcel No. 1.

LOCATION/ADDRESS 450 and 454 Shrode Avenue	ZONED DISTRICT Duarte
ACCESS Shrode Avenue	COMMUNITY South Monrovia Islands
	EXISTING ZONING A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area)

SIZE 0.785 gross acres	EXISTING LAND USE Two single-family residences	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING			
North: Single-family residence/ A-1		East: Single-family residence; two-family residence/ A-1	
South: Single-family residences; two-family residence/A-1		West: Single-family residence; two-family residence; multi-family residence/ A-1	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density—1 to 6 dwelling units per acre)	4 du/ac	Yes

ENVIRONMENTAL STATUS
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The tentative parcel map dated October 20, 2005, depicts four single-family parcels, including two flag lots. Parcel Nos. 1 will have a net area of 5,880. Parcel No. 4 will have a net area of 7,000 square feet. Parcel Nos. 2 and 3 will each have a net area of 8,400 square feet. The property is improved with two single-family residences, one of which will remain on Parcel No. 1 and one of which will remain on Parcel No. 3. Each of the proposed parcels will have frontage on Shrode Avenue, a 55-foot wide dedicated public street. All four proposed parcels will take access from Shrode Avenue via a 28-foot wide private driveway and fire lane. Parcel Nos. 2 and 3 will each have a 10-foot wide fee access strip with 10 feet of frontage on Shrode Avenue. No grading is proposed.

KEY ISSUES

- The applicant has applied for a yard modification to address the existing side yard setback of the existing residence to remain on proposed Parcel No. 1. The existing setback is 3.75 feet; the required setback is five feet.
- The project proposes two flag lots. The flag lot configuration is justified by the shape of the subject property. There are five lots on the same side of Shrode Avenue on the same block as the subject property which are in the flag lot configuration.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2

Street improvements _____ Paving _____ Curbs and Gutters Street Lights
 Street Trees _____ Inverted Shoulder Sidewalks _____ Off Site Paving _____ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer

Septic Tanks

Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**PROJECT NO. PM062354-(5)
TENTATIVE PARCEL MAP NO. 062354
DRAFT STAFF ANALYSIS
FOR APRIL 19, 2011 HEARING OFFICER
PUBLIC HEARING**

PROJECT OVERVIEW

The subdivider, Kamdat Investment, Inc., proposes a residential subdivision to create four single-family parcels on approximately 0.80 gross acres, within the A-1 (Light Agricultural—5,000 Square Foot Minimum Required Area) zone. The proposal requires approval of Tentative Parcel Map No. 062354 ("PM 062354"). The applicant has applied for a yard modification to address the existing side yard setback of the existing residence to remain on proposed Parcel No. 1. The existing setback is 3.75 feet; the required setback is five feet.

The subject property is located at 454 Shrode Avenue, within the Duarte Zoned District.

A Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF SUBJECT PROPERTY

Physical Features: The subject property is located at 454 Shrode Avenue, South Monrovia Islands, in the Duarte Zoned District. The subject property consists of two lots which total approximately 0.80 gross acres (0.77 net acres) in size. The property is rectangular in shape with flat terrain. No grading is proposed.

Access: All four proposed parcels have frontage on Shrode Avenue, a 55-foot wide dedicated public street, but each of the parcels will access via a 28-foot wide private driveway / fire lane. Parcel Nos. 2 and 3 are designed as flag lots, with each parcel having a 10-foot wide fee access strip with 10 feet of frontage on Shrode Avenue.

Services: Domestic water service will be provided by California American Water Company. Domestic sewer service will be provided by Los Angeles County Sanitation District. The project is within the boundaries of the Duarte School District.

Land Use: The property is improved with two single-family residences to remain, one on proposed Parcel No. 1 and one on proposed Parcel No. 2.

Zoning: The subject property is zoned A-1.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 062354 to create four single-family parcels, including two flag lots, on approximately 0.80 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1.

Surrounding Zoning: Surrounding properties are zoned A-1.

EXISTING LAND USES

Subject Property: The subject property consists of two lots, and is improved with one single-family residence to remain on each lot.

Surrounding Properties: There are single-family residences to the north; single-family and two-family residences to the east and south; and single-family, two-family, and multi-family residences to the west.

PREVIOUS CASE/ZONING HISTORY

The A-1 zone became effective on May 8, 1941, following the adoption of Ordinance No.3280 on April 8, 1941.

Previous cases on the subject property include:

Certificate of Compliance Nos. 04-204 and 04-205, approved by the Land Divisions Research Section on August 19, 2004.

PROJECT DESCRIPTION

The tentative parcel map dated October 20, 2005, depicts four single-family parcels, including two flag lots. Parcel Nos. 1 will have a net area of 5,880. Parcel No. 4 will have a net area of 7,000 square feet. Parcel Nos. 2 and 3 will each have a net area of 8,400 square feet. The property is improved with two single-family residences, one of which will remain on Parcel No. 1 and one of which will remain on Parcel No. 3. Each of the proposed parcels have frontage on Shrode Avenue, a 55-foot wide dedicated public street. All four proposed parcels will take access from Shrode Avenue via a 28-foot wide private driveway and fire lane. Parcel Nos. 2 and 3 will each have a 10-foot wide fee access strip with 10 feet of frontage on Shrode Avenue. No grading is proposed. The applicant has applied for a yard modification to address the existing side yard setback of the existing residence to remain on proposed Parcel No. 1. The existing setback is 3.75 feet; the required setback is five feet.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre), on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create four dwelling is consistent with the maximum of four dwelling units allowed for the subject property.

The subject property and surrounding area are all designated as Category 1.

Applicable General Plan policies include:

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land (Policy 17, Land Use and Urban Development Pattern).
- Maintain and conserve sound existing development (Policy 20, Land Use and Urban Development Pattern).
- Emphasize the preservation, conservation, and maintenance of stable residential areas (Policy 39, Housing and Community Development).

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at the time of this writing.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated October 20, 2005 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On March 16, 2010, approximately 368 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was scheduled to be published in the San Gabriel Valley Tribune and La Opinion on March 18, 2011. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the Duarte Library, 1301 Buena Vista Street, Duarte, 91010 California on March 18, 2011. A public hearing notice was required to be posted on the subject properties fronting Shrode Avenue prior to March 19, 2011. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The density of four dwelling units proposed is consistent with the maximum of four dwelling units permitted on the subject property. The proposed parcel sizes of the project are also consistent with the existing lot sizes in the surrounding area, and meet the 5,000 square feet minimum net lot area requirement of the A-1 zone and character of the surrounding area.

PROJECT NO. PM062354 - (5)
TENTATIVE PARCEL MAP NO. 062354
Draft Staff Report

PAGE 4 OF 4

The flag lot design is consistent with five lots on the same side of the Shrode Avenue on the same block as the subject property. These lots do not appear as flag lots on the Los Angeles County Assessor's ("Assessor's") map; they are served by private driveways from Shrode Avenue, in a manner which is similar in configuration and effect to the flag lot configuration. The lots served by private driveways are:

- 466 Shrode Avenue, located behind 460 Shrode Avenue;
- 468 Shrode Avenue, located behind 470 Shrode Avenue; and
- 480, 482, and 484 Shrode Avenue, located behind 478 Shrode Avenue.

The flag lot configuration is justified by the shape of the subject property. The existing rectangular lots are 285 feet deep, and contain sufficient gross and net area for up to three single-family parcels each, with each parcel meeting the 5,000 square feet minimum required net lot area of the A-1 zone. However, the rectangular shape of the subject property does not allow all parcels to have 50 feet of street frontage required for single-family lots in the A-1 zone. The flag lot configuration is used to overcome the street frontage limitation imposed by the shape of the property. Therefore, Parcel Nos. 2 and 3 may be approved as flag lots with a minimum street frontage of 10 feet with a combined total of 20 feet of frontage along Shrode Avenue.

The tentative map is exempt from the requirements of the Los Angeles County Low Impact Development ("LID") Ordinance. Future development on Parcel Nos. 1, 2, 3, and 4 will be required to comply with LID.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve Tentative Parcel Map No. 062354 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft Factual
- Draft Staff Report
- Draft Conditions
- Flag Lot Supplemental Information Form
- Yard Modification Burden of Proof
- Yard Modification Map
- Tentative Parcel Map No. 062354 dated October 20, 2005
- Land Use Map

SMT:dck
3/16/2011

1. Tentative Parcel Map 062354, as depicted on the tentative map dated October 20, 2005, is approved as four single-family parcels, including two flag lots, on 0.80 gross acres (0.77 net acres), with access being provided to all four parcels via a 28-foot wide private driveway and fire lane from Shrode Avenue, a 55-foot wide dedicated public street.
2. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") including the area requirements of the A-1 zone.
3. All future development on the proposed parcels must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.
4. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.
5. The subdivider shall label the private driveway and fire lane as a "Private Driveway and Fire Lane" on the final map.
6. Parcel Nos. 2 and 3 are approved as flag lots. The flag lots shall each have a 10-foot wide fee access strip. The flag lots will each have 10 feet of street frontage on Shrode Avenue.
7. The subdivider shall submit a draft copy of the reciprocal easements for the private driveway and fire lane to Regional Planning for review and approval prior to final map approval. The subdivider shall submit a letter to the Regional Planning agreeing to record the easements in documents when the parcels are sold.
8. The subdivider shall submit a draft copy of a maintenance agreement to Regional Planning for review and approval prior to final map approval. This maintenance agreement shall:
 - a. Require that the driveway be posted with "No Parking—Fire Lane" signs;
 - b. Provide for the continued enforcement of the "No Parking—Fire Lane" signs; and
 - c. Provide for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department.
9. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the tentative map, dated October 20, 2005, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire Department").
10. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM062354 - (5)
TENTATIVE PARCEL MAP NO. 062354
DRAFT CONDITIONS**

**MAP DATE 10-20-2005
Page 2 of 3**

Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

11. The subdivider shall apply for a yard modification to address the existing side yard setback of the existing residence to remain on proposed Parcel No. 1. The existing setback is 3.75 feet; the required setback is five feet. This yard modification must be approved prior to final map approval.
12. Within three (3) days after approval, the subdivider shall remit processing fees (currently \$2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$800.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.
14. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
15. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.
16. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM062354 - (5)
TENTATIVE PARCEL MAP NO. 062354
DRAFT CONDITIONS**

**MAP DATE 10-20-2005
Page 3 of 3**

the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

- 17. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

DRAFT

The following reports consisting of 10 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
9. Construct new garages for Parcels 1 and 4 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garages, remove the existing garages for Parcel 1 and 4 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
10. Quitclaim or relocate easements running through proposed structures
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

^{HCW}
Prepared by Henry Wong
pm62354L-rev2(rev'd 01-13-10).doc

Phone (626) 458-4915

Date 01-13-2010



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062354

REV TENTATIVE MAP DATED 10/20/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. Provide a Deed Restriction draft to account for cross lot drainage (do not notarize and record document until instructed to do so). This is required prior to recordation of the final map.

Name _____

Gary Guo
GARY GUO

Date 11/30/2005 Phone (626) 458-4921

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

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 62354
SUBDIVIDER Kamdat Investment
ENGINEER Tritech
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 10-20-05, 2nd Revision
LOCATION Durate
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- A soils engineering report may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 11-15-05 is attached.
- Geotechnical Recordation Map verification deposit estimate 6 hours.
- Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by


Robert O. Thomas

Reviewed by



Date

11-10-05

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Map (Parcel) 62354

Location	<u>Shrode Avenue, Duarte</u>
Developer/Owner	<u>Kamdat Investment</u>
Engineer/Architect	<u>Tritech</u>
Soils Engineer	<u>-----</u>
Geologist	<u>-----</u>

DISTRIBUTION:

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

Review of:

Revised Tentative Map (Parcel) Dated By Regional Planning 10/20/05
Previous review sheet dated 7/13/05

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by Gan Lem Date 11/15/05

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:parcel-62354

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

1. Dedicate right of way 30 feet from centerline along the property frontage on Shrode Avenue. Five feet of additional right of way is required.
2. Remove all existing chain link fence and landscape curb within the proposed right of way to the satisfaction of Public Works.
3. Repair any displaced, broken, or damaged curb, gutter, driveway apron and pavement along the property frontage on Shrode Avenue.
4. Construct sidewalk along the property frontage on Shrode Avenue to the satisfaction of Public Works. We have no objection if sidewalk is constructed adjacent to the curb. If sidewalk is constructed adjacent to the curb, construct additional sidewalk pop-out on Shrode Avenue in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
5. Plan street trees along the property frontage on Shrode Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed if not acceptable as street trees.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Shrode Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

7. Install postal delivery receptacles in groups to serve two or more residential parcels.
8. Relocate any existing utility poles along the property frontages on Shrode Avenue, as needed, to the satisfaction of Public Works.
9. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

HW

Prepared by John Chin
pm62354r-rev2.doc

Phone (626) 458-4915

Date 12-01-2005

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

1. The subdivider shall install separate house laterals to serve each lot in the land division.
2. A sewer area study for the proposed subdivision (PC11915AS, dated 12-22-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

HW

Prepared by Tony Khalkhali
pm62354s-rev2(rev'd 01-13-10).doc

Phone (626) 458-4921

Date 01-13-2010

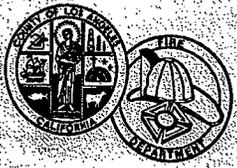
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

+10
Prepared by Gary Guo
pm62354w-rev2

Phone (626) 458-4921

Date 11-30-2005



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P.
(Nuoshin)

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM062354 Map Date October 20, 2005

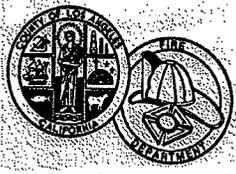
C.U.P. Vicinity Monrovia

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The access width as indicated on the tentative map at 28' is adequate for development purposes.

By Inspector: Juan C. Padilla Date December 8, 2005

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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM062354 Tentative Map Date October 20, 2005

Revised Report yes

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

Comments: Per California American Water, fire flow of existing fire hydrant is adequate.

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

By Inspector Juan C. Padilla Date December 8, 2005



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



PARK OBLIGATION REPORT

Tentative Map #	62354	DRP Map Date: 10/20/2005	SCM Date: / /	Report Date: 01/13/2010
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$6,097

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,097 in-lieu fees.

Trails:

No trails.

Comments:

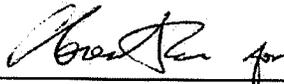
4 single family lots, with credit for 2 existing houses to remain; net density increase of 2 units.

*****Advisory:**

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

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

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

By: 
James Barber, Land Acquisition & Development Section

Supv D 5th
January 13, 2010 11:17:04
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	62354	DRP Map Date: 10/20/2005	SMC Date: / /	Report Date: 01/13/2010
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	2	0.02
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.02

Park Planning Area = **5** **ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$304,832	\$6,097

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$304,832	\$6,097



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 12, 2010

Parcel Map No. 062354

Vicinity: Baldwin Park

Tentative Parcel Map Date: October 20, 2005

- Environmental Health recommends approval of this map.
- Environmental Health does **NOT** recommend approval of this map.

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 062354** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California American Water Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, M.S., REHS
Bureau of Environmental Protection

**FLAG LOT SUPPLEMENTAL INFORMATION
LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING**

Describe the proposed subdivision:

4 parcels to be merged and divided into 4 parcels. 2 ex. Houses on site to remain 2 ex. Garages to be removed 2 new 2-car garages will be proposed for ex. Houses all chain link fences and landscape curb within the proposed right of way will be removed.

Please answer the following questions:

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.

Yes. The proposed flag lot design doesn't change topographic conditions.

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

Yes. The proposed flag lot size and shape comply with the general plan and zoning requirements. The flag area provides the ingress and egress access for two back parcels.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

No. The proposed flag lot design complies with the pattern of neighborhood development by similar size and shape.

D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please attach a copy of the radius map with each the flag lots clearly highlighted.

There are 10 flag lots in a 500-foot radius.

460 & 466 Shrode Ave are created estimate in 1948.

470 & 468 Shrode Ave are created estimate in 1948.

478,480,482 & 484 Shrode Ave are created estimate in 1959.

475 & 477 Camino Real St are created in 1950 by Parcel Map No. 1969. P.M.B. 39-63 recorded on Aug 15, 1972.

13. Yard Modification Burden of Proof (only required for a yard modification)*
(Carga de la Prueba para una Modificación de Yarda)

Los Angeles County Zoning Ordinance Section 22.48.180 authorizes the Director of Planning without notice or hearing to grant a modification to specified setback regulations of the Zoning Ordinance where topographic features, subdivision plans and other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the setback requirements. (See page 10 for additional requirements that must be submitted along with this application)

A. What topographic features, lot design or other conditions justify the setback modification? (If necessary attach additional pages)

A SIDE YARD SETBACK MODIFICATION IS BEING SOUGHT FOR THIS PROPERTY (454 SHRODE AVE., DUARTE, CA) DUE TO THE EXISTING SIDE YARD ON THE SOUTH SIDE WHICH IS ONLY 3'-9". IN ORDER TO COMPLETE THE SUBDIVISION APPLICATION FOR THE SAID PROPERTY THIS SIDE YARD MUST CONFORM TO THE COUNTY STANDARD. BASED ON THE SURVEY WE DID AROUND THE BLOCK AND FOUND OUT THAT MOST ADJACENT PROPERTIES ARE ENJOYING A NON-CONFORMING SIDE YARD SETBACKS TO THE PRESENT COUNTY STANDARD. WE UNDERSTAND THAT THESE ADJACENT PROPERTIES BASED THEIR SETBACKS ON THE OLD ZONING REGULATIONS BEFORE THE CURRENT ZONING REGULATIONS WERE ADAPTED. IT IS ONLY FAIR TO US IF WE CAN ENJOY THE SAME PRIVILEGE THAT THESE NEIGHBORS HAVE BEEN ENJOYING.

B. Are other adjacent or neighboring properties enjoying setbacks similar to what you propose? If so, please list addresses, relevant setback, height and description of structure involved. Include photos and a vicinity map showing the location of all listed properties. (If necessary attach additional pages)

A NEIGHBORHOOD MAP HAS BEEN ATTACHED TO SHOW WHICH PROPERTIES ARE HAVING SIDE YARD SETBACKS SIMILAR OR BELOW TO WHAT WE HAVE AND ARE APPLYING FOR THE MODIFICATION.

SEE ATTACHED NEIGHBORHOOD MAP SHEET

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: RENV 201000103 / PM062354 – (5)

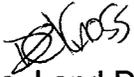
1. **DESCRIPTION:** *Creation of four single-family parcels, including two flag parcels, on 0.80 gross acres. Yard modification for 4'0" side yard instead of 5'0" side yard on the southerly side of the existing residence to remain on proposed Parcel 1. No grading is proposed. Two existing single-family residences will remain; two new garages are proposed*
2. **LOCATION:**
450 and 454 Shrode Avenue, South Monrovia Islands
3. **PROPONENT:**
Kamdat Investment
1798 Gigar Terrace
West Covina, CA 91792

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,
LOS ANGELES, CA 90012**

PREPARED BY:  Donald Kress, Land Divisions Section, Department of Regional Planning

DATE: March 17, 2011

PROJECT NUMBER: PM062354 – (5)
CASES: PM 062354
RENV 201000103



*** DRAFT INITIAL STUDY ***

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: October 20, 2005 Staff Member: Donald Kress
Thomas Guide: 567:H7 USGS Quad: Baldwin Park
Location: 450 and 454 Shrode Avenue, South Monrovia Islands
Description of Project To create four single-family parcels, including two flag parcels, on 0.80 gross acres. Yard modification for 4'0" side yard instead of 5'0" side yard on the southerly side of the existing residence to remain on proposed Parcel 1. No grading is proposed. Two existing single-family residences will remain; two new garages are proposed.
Gross Acres: 0.80
Environmental Setting: The surrounding area is characterized by single-family residential development at urban densities.
Zoning: A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area)
Community Standards District: None
General Plan: Los Angeles Countywide General Plan Designation 1 (Low Density—1 to 6 dwelling units per acre)

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
TR 062732	Proposed subdivision for one multi-family lot with 10 detached condominium units, 0.7 mile to the northwest
TR 068400	Proposed subdivision for six multi-family lots with 318 condominium units approximately 1 mile to the southeast
TR 061438	Proposed subdivision for one multi-family lot with 40 condominium units approximately 1.4 miles to the southeast.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board
(Check RWQCB if septic system proposed) | <input type="checkbox"/> Army Corps of Engineers |
| | <input type="checkbox"/> Other |

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

Special Reviewing Agencies

- | | |
|---|---|
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Elementary School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> High School District |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

Regional Significance

- | | |
|--------------------------------|--|
| <input type="checkbox"/> SCAG | <input type="checkbox"/> Air Quality Management District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

County Reviewing Agencies

- | | |
|---|--------------------------------|
| <input type="checkbox"/> Sheriff Department | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |

- DPW: Drop-down List
- Fire Dept.: Drop-down List

DHS Environmental Health:

- Environmental Hygiene (noise, air quality and vibration)
- Solid Waste Management (landfills, trash trucks & transfer stations)
- Land Use Program (septic systems & wells)
- Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>The USGS Baldwin Park Quadrangle is not mapped for Alquist-Priolo Earthquake Fault Zone. SOURCE: California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>SOURCE: State of California Seismic Hazard Zones Map—Baldwin Park Quadrangle, March 25, 1999.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>There are no steep slopes in the vicinity of the subject property.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>SOURCE: State of California Seismic Hazard Zones Map—Baldwin Park Quadrangle, March 25, 1999.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The project proposes four single-family parcels.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>No slopes over 25% are included on the subject property.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size
DPW

Project Design

Approval of Geotechnical Report by

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>SOURCE: USGS Baldwin Park Quadrangle</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Review by the Los Angeles County Department of Public Works indicates the subject property is not in a floodway, floodplain, or designated flood hazard zone.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <i>No slopes are located within the vicinity of the subject property.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>No slopes are located within the vicinity of the subject property.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>No grading is proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>Four single-family parcels are proposed.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
 Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
 Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

- Project Design

OTHER CONSIDERATIONS

- Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>Four single-family parcels are proposed.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>There may be temporary noise associated with construction of the residences.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size
Compatible Use

Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>No wells are proposed; residences will be served by the California American Water Company.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

- Lot Size Feasibility Study
- Project Design
- Industrial Waste Permit Elimination System (NPDES) Permit

OTHER CONSIDERATIONS

- Compatible Use
- National Pollutant Discharge
- Septic

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|---|--|---|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Four single-family parcels are proposed.</u> Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Four single-family parcels are proposed.</u> Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>The project is on a developed residential lot and proposes no grading. Tentative map does not indicate that existing trees on the property will be removed.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Subject property contains no sensitive habitat.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Tree Permit

ERB/SEATAC Review Analysis

OTHER CONSIDERATIONS

Project Design

Oak

Biological Constraints

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <hr/> <i>No rock formations onsite.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project 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> <p><i>The subject property is in an urbanized area and has been developed for residential use; it was not surveyed for the 2008 Farmland Map.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>The subject property is in an urbanized area; the subject property has no existing agricultural use. There is no Williamson Act contract on the property.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p> <p><i>The subject property is in an urbanized area and has been developed for residential use.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>The subject property is not along a scenic highway or within a scenic corridor.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>There are no regional riding or hiking trails in the vicinity of the subject property.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>The subject property has been developed for residential use.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The subject project is surrounded by single-family parcels.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size
Compatible Use

Project Design

Visual Simulation

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES –
1. Traffic/Access**

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>The project proposes four single-family parcels; Parcel Nos. 1 and 4 will each include one existing single-family residence to remain.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Division

Traffic Report

Consultation with DPW Traffic & Lighting

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Sewage disposal will be provided by the Los Angeles County Sanitation District.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<i>Four single-family parcels are proposed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<i>Four single-family parcels are proposed.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<i>Four single-family parcels are proposed.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<i>Four single-family parcels are proposed.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)
- MITIGATION MEASURES**
- Site Dedication
- OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Domestic water will be supplied by the California American Water Company.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Domestic water will be supplied by the California American Water Company.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? <i>The project will not impact governmental facilities.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size
serve Letter

Project Design

Water Purveyor Will-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The project proposes four single-family parcels; Parcel Nos. 1 and 4 will each include one existing single-family residence to remain. Five lots on the same side of the Shrode Avenue, on the same block, share the flag lot configuration in the form of private driveways serving multiple lots.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land? <i>The subject property is developed for residential purposes.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>No hazardous materials are proposed for this project.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>No hazardous emissions, materials, substances, or waste are proposed for this project.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>No public or public use airport or private airstrip is located within two miles.</i>
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES
 Phase 1 Environmental Assessment

OTHER CONSIDERATIONS
 Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the plan designation(s) of the subject property?</p> <p><i>The project will result in four dwelling units, including two existing units to remain, on 0.785 gross acres, for a density of five dwelling units per acre, which is consistent with the six dwelling units allowed under the Category 1 Los Angeles Countywide General Plan Designation.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the zoning designation of the subject property?</p> <p><i>The project will result in four dwelling units, including two existing units to remain, on 0.785 gross acres Each lot will have a minimum net lot area of 5,000 square feet, as required by the A-1 zone. 22.52.100(D)(4)</i></p>
c.				<p>Can the project be found to be inconsistent with the following applicable land use criteria:</p> <p><input type="checkbox"/> Hillside Management Criteria?</p> <p><input type="checkbox"/> SEA Conformance Criteria?</p> <p><input type="checkbox"/> Other?</p> <p><i>Project site is not in a Hillside Management area or SEA.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project physically divide an established community?</p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? <i>The project proposes four single-family parcels out of two existing parcels already developed at urban densities. Two existing single-family residences will remain.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing? <i>No existing housing will be displaced.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially 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, 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?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact