



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

**CERTIFIED-RECEIPT
REQUESTED**

November 23, 2009

Alex Rogic
2716 Willowhaven Drive
La Crescenta, California 91214

**SUBJECT: TENTATIVE PARCEL MAP NO. 063010
MAP DATE: FEBRUARY 5, 2009**

Mr. Rogic:

A public hearing on Tentative Parcel Map No. 063010 was held before the Los Angeles County Board of Supervisors ("Board") on October 28, 2008, January 27, 2009 and April 28, 2009.

After considering the evidence presented, the Board, in its action on April 28, 2009, indicated its intent to approve the tentative parcel map. On October 27, 2009, the Board approved the tentative parcel map in accordance with the Subdivision Map Act and Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). A copy of the Board approval letter with final findings and conditions is attached.

The Board's action on the tentative parcel map authorizes a subdivision of the 0.73 gross acre (0.65 net acre) subject property into two single-family lots.

The tentative parcel map approval shall expire on **October 27, 2011**. If the subject tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person to Room 1382 within one month prior to the expiration date.**

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section
SMT:jds

Attachments: Board approval letter, final Findings and Conditions, Negative Declaration

c: Board of Supervisors
Subdivision Committee
Building & Safety
Alex Rogic



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

ROBERT E. KALUNIAN
Acting County Counsel

October 27, 2009

TELEPHONE
(213) 974-7546
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

ADOPTED

BOARD OF SUPERVISORS E-MAIL
COUNTY OF LOS ANGELES lhafetz@counsel.lacounty.gov

#10 OCTOBER 27, 2009

Agenda No. 7
04/28/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hama
SACHI A. HAMA
EXECUTIVE OFFICER

**Re: TENTATIVE PARCEL MAP NUMBER 063010
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced parcel map, which relates to a proposed development of two single-family lots located at 2716 Willowhaven Drive in the La Crescenta Zoned District. At the completion of the hearing, after requiring the subdivider to redesign the parcel map to contain two lots rather than three lots, you indicated an intent to approve the parcel map with revised conditions and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By

Lawrence L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosures

HOA.648121.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
FOR TENTATIVE PARCEL MAP NO. 063010**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Tentative Parcel Map No. 063010 ("Parcel Map") on October 28, 2008 and April 28, 2009. At the Board's October 28, 2008 public hearing session, the Parcel Map was heard concurrently with Conditional Use Permit Case No. 2005-00151-(5) ("CUP") and Variance Case No. 2007-00011-(5) ("Variance") as part of the subdivider's original project ("Original Project"), described in Finding No. 15. As discussed in Finding No. 30, the Original Project was revised, the CUP and Variance applications were withdrawn, and on April 28, 2009, the Board considered a revised Parcel Map ("Revised Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Original Project, i.e., the original Parcel Map, CUP, and Variance, on May 21, 2008 and June 18, 2008.
2. The Revised Project proposes a residential development of two single-family lots on .73 gross (.65 net) acres.
3. The property is located at 2716 Willowhaven Drive in the La Crescenta Zoned District, and within the area covered by the La Crescenta-Montrose Community Standards District.
4. The site has variable, flat to steeply-sloping topography, with .22 of an acre having slopes of zero to 25 percent, .02 of an acre having slopes of 25 to 50 percent, and .47 of an acre having slopes of 50 percent or greater.
5. Grading for the Revised Project will consist of 1,403 cubic yards of cut, 53 cubic yards of fill, and 1,350 cubic yards of cut exported off site.
6. No oak trees exist on the site.
7. Parcel No. 1 will gain access from Rockpine Lane. Parcel No. 2 is a flag lot and will gain access via a 16-foot-wide private driveway from Willowhaven Drive.
8. The site is zoned R-1-10,000 (Single-family Residential - 10,000 Square Feet Minimum Required Lot Area).
9. Surrounding zoning includes:
 - North: R-1-10,000;
 - South: R-1-10,000;
 - East: R-1-10,000; and
 - West: R-1-10,000 and R-1-7,500 (Single-family Residential - 7,500 Square Feet Minimum Required Lot Area).

10. The site currently contains a single-family residence and a swimming pool, both of which will remain. Surrounding land uses include single-family residential in all directions, and the Shields Canyon Debris Basin to the south and west of the site.
11. The land use designation for the subject property in the Los Angeles Countywide General Plan ("General Plan") is "1" - Low Density Residential (One to Six Dwelling Units Per Acre). This designation would allow a maximum of four dwelling units on the site.
12. Parcel No. 1 is depicted on the Parcel Map south of Parcel No. 2, sloping downward towards Rockpine Lane. Parcel No. 2 is depicted on the Parcel Map as a flag lot, graded relatively flat, with an existing single-family residence, wooden deck, and swimming pool.
13. The building pad area for Parcel No. 1 is depicted on the Parcel Map with a system of retaining walls to create a terraced grading design. The retaining walls are screened with landscaping to minimize aesthetic impacts, and have a maximum height of six feet in the side and rear yard setbacks and a maximum height of 42 inches in the front yard setback. Parcel No. 1 also shows a 12-foot-wide private driveway located east of the building pad, and a swimming pool located in the rear yard.
14. The existing wooden deck on Parcel No. 2 is set back from the property line approximately two and one-half feet, while the setback requirement for this parcel under the Los Angeles County Code ("County Code") is five feet. Prior to final map recordation, the subdivider will obtain approval for a yard modification for the reduced setback.
15. The Original Project was a request to subdivide the site into three single-family lots and included a request for a Variance and a CUP. The Variance sought to allow less than the required minimum lot area in the R-1-10,000 zone for two of the lots, which were originally proposed to be 7,750 square feet instead of the required 10,000 square feet. The CUP sought to ensure the subdivision's compliance with the urban hillside management criteria set forth in section 22.56.215 of the County Code because, as then configured, the lots constituted an urban hillside project as defined in that section.
16. Prior to the Commission's public hearing, staff of the County Department of Regional Planning ("Regional Planning") received significant correspondence, emails, and phone calls in support of and in opposition to the Original Project. Staff also received a letter from the Crescenta Valley Town Council ("Town Council") indicating a neutral position on the project, but addressing a number of concerns regarding the project.

17. Proponents of the Original Project asserted, among other things, that the project would provide an aesthetic benefit to the area, would serve a local need by providing additional housing, and would benefit the area by developing an otherwise under-utilized property along Rockpine Lane.
18. Opponents of the Original Project asserted that the project was out of character with the community and would create negative impacts in the areas of traffic, hillside stability, drainage, open space, haul routes, and aesthetics. The opponents also asserted that the subdivider proposed a similar development in the 1980s that was denied by the Board, and that the Original Project violated certain existing covenants, conditions, and restrictions governing the underlying tract for the subject property.
19. Prior to the Commission's public hearing, an Initial Study was prepared for the Original Project under the California Environmental Quality Act ("CEQA"). Based on the Initial Study, Regional Planning determined that a Negative Declaration ("ND") would be the appropriate environmental document for the Original Project, finding that there was no substantial evidence that the Original Project would have a significant effect on the environment.
20. At the Commission's May 21, 2008 and June 18, 2008 public hearing sessions, the Commission heard presentations from staff, testimony from the permittee and his representatives, and considerable testimony in favor of and in opposition to the Original Project.
21. Proponents of the Original Project testified that the Original Project would provide benefits to the community similar to those described in their correspondence described in Finding No. 17 above.
22. Opponents of the Original Project claimed that the Original Project raised concerns similar to those raised in their correspondence described in Finding No. 18 above. The opponents also asserted that the lots were originally intended to be graded as flat pads, but that the subdivider now proposed to grade the lots in a terraced manner. According to the opponents, the terraced lots, setbacks, and design of the homes were out of character with the neighborhood.
23. On June 18, 2008, after hearing all testimony, the Commission closed the public hearing and denied the Original Project. The Commission found that the design of the Original Project was incompatible with the community's character, that it reflected an urban-type infill project that was incompatible with the General Plan's infill policies, and that it was inconsistent with the County's hillside management criteria and policies.
24. Pursuant to section 22.60.230 of the County Code, the subdivider appealed the Commission's denial to the Board.
25. The Board conducted its public hearing on the Original Project on October 28, 2008.

26. During the October 28, 2008 public hearing session, the Board heard a presentation from staff, testimony from the subdivider and his representatives, and considerable testimony both in support of, and in opposition to, the Original Project. The Board also heard testimony indicating that the Town Council remained neutral on the Original Project.
27. Testimony in favor of the Original Project was substantially similar to the favorable testimony presented to the Commission, and described, among other things, the need for additional housing in the area and the project's aesthetic benefits to the community.
28. Testimony in opposition to the Original Project was substantially similar to the unfavorable testimony presented to the Commission, and described, among other things, the Original Project's incompatibility with the community's character, its inconsistency with the County's hillside management criteria and policies, and its negative aesthetic impact to the area.
29. On October 28, 2008, after hearing all testimony, the Board continued the public hearing and directed the subdivider to work with staff to redesign the Original Project to: (a) subdivide the site into two lots instead of three lots, one for the existing residence facing Willowhaven Drive and the other for a new lot facing Rockpine Lane; and (b) depict a new residential structure that would be no more than two stories nor more than 25 feet in height, and would have a minimum 15-foot front yard setback. The Board also directed the subdivider to obtain approval for the Revised Project from the County Subdivision Committee ("Subdivision Committee") prior to returning to the Board.
30. In early 2009, the subdivider submitted the Revised Project to the Subdivision Committee, which proposed a two-lot subdivision and complied with all of the Board's directives described in Finding No. 29. Because of the redesign of the lots, the CUP, for density within an urban hillside management area, and the Variance, for less than the required lot area, were no longer required and were withdrawn. On March 2, 2009, the Revised Project was reviewed and approved by the Subdivision Committee.
31. On April 28, 2009, the Board conducted the continued public hearing for the matter and considered the Revised Project. At the hearing, staff informed the Board that the subdivider had redesigned the project consistent with the Board's motion of October 28, 2008, and that the Subdivision Committee had approved the Revised Project. The Board also heard testimony from the subdivider and his representatives, and testimony in favor of and in opposition to the Revised Project.

32. Testimony in favor of the Revised Project was substantially similar to the earlier favorable testimony to the Board regarding the Original Project and emphasized that the subdivider had redesigned the project in full compliance with the Board's October 28, 2008 motion.
33. Testimony in opposition to the Revised Project was substantially similar to the earlier unfavorable testimony to the Board regarding the Original Project, and included claims that, notwithstanding the redesign of the project, the Revised Project was still incompatible with the surrounding community.
34. The Board finds that the proposed subdivision and the provision for its design and improvements are consistent with the goals and policies of the General Plan.
35. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Parcel Map.
36. The Board finds that compatibility with surrounding land uses will be ensured through the conditions of approval for the Revised Project.
37. The Board finds that there is no evidence that the Revised Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
38. The Board finds that the site is physically suitable for the type of development and density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the County Department of Public Works.
39. The Board finds that the design of the subdivision and the type of proposed improvements will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
40. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
41. The Board finds that the design of the subdivision provides for future passive or natural heating or cooling opportunities therein.

42. The Board finds that the division and development of the property in the manner set forth on the Parcel Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Parcel Map since the design and development as set forth in the conditions of approval, and on the Parcel Map, provide adequate protection for any such easements.
43. The Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir consistent with Chapter 4, Article 3.5 of the Subdivision Map Act.
44. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
45. In determining the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
46. The Board finds that the ND for the Original Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Board further finds that, because the Revised Project has lesser environmental impacts than the Original Project, the ND for the Original Project remains the appropriate environmental document for the Revised Project. The Board reviewed and considered the ND, found that it reflects the independent judgment of the County, and adopted it at the conclusion of the April 28, 2009 public hearing session.
47. The Board finds that, as reflected by the ND, on the basis of the whole record before the Board that there is no substantial evidence the Revised Project will have a significant effect on the environment.
48. The Board finds that the Revised Project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
49. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval.
50. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE LOS ANGELES COUNTY BOARD OF SUPERVISORS:

1. Certifies that the ND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the ND, and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the Revised Project; indicates that it adopted the ND at the conclusion of its hearing on the Revised Project finding that there is no substantial evidence that the Revised Project would have a significant effect on the environment; and
2. Approves Parcel Map No. 063010, subject to the attached conditions.

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 063010**

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of the R-1-10,000 zone (Single-family Residential - 10,000 Square Feet Minimum Required Lot Area) and the La Crescenta-Montrose Community Standards District ("CSD"), both as set forth in Title 22 of the County Code.
2. For Parcel No. 1, at least 50 feet of street frontage shall be provided, and for Parcel No. 2, at least 27 feet of street frontage shall be provided.
3. On the final parcel map, the paved access for Parcel No. 2 shall be labeled "Private Driveway and Fire Lane."
4. Prior to obtaining a building permit, the subdivider shall submit a site plan to the County Department of Regional Planning ("Regional Planning") for review and approval showing the location of all new development for the project, and also showing compliance with Condition Nos. 5, 6, and 7 below.
5. For Parcel No. 1, a minimum front yard setback of 15 feet shall be provided.
6. The new driveway constructed on Parcel No. 1 shall substantially conform to the location and design of the driveway depicted on the exhibit labeled "Driveway Exhibit," dated March 24, 2009 and attached to the approved Tentative Parcel Map dated February 5, 2009.
7. The new single-family residence on Parcel No. 1 shall have no more than two stories and shall be no greater than 25 feet in height as measured from the finished grade elevation. In addition to submitting the site plan described in Condition No. 4, prior to obtaining a building permit, the subdivider shall submit floor plans and elevations to Regional Planning for review and approval showing compliance with this Condition No 7.
8. No retaining walls on Parcel No. 1 shall exceed six feet in height within the side and rear yard setbacks, and 42 inches in height within the front yard setback. Prior to obtaining a grading permit, the subdivider shall submit a site plan to Regional Planning for review and approval showing the location and height of all proposed retaining walls.
9. A covenant shall be recorded with the County Registrar-Recorder/County Clerk indicating compliance with Condition Nos. 5, 6, 7, and 8 of this grant, and shall include the language of the aforementioned conditions. Prior to final map recordation, the subdivider shall submit a draft copy of the covenant to Regional Planning for review and approval. Once recorded, the subdivider shall submit a copy of the recorded document to Regional Planning.

10. Prior to final map recordation, the subdivider shall obtain a yard modification from Regional Planning for Parcel No. 2 due to the existing wooden deck located on this parcel, which is set back approximately two and one-half feet from the property line, while the setback requirement for this parcel is five feet under the County Code.
11. The subdivider shall file a final parcel map; no parcel map waiver shall be permitted.
12. The subdivider shall plant at least one new tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees may be incorporated into the site plan described above or into a landscape plan. Prior to final map approval, the site plan or landscape plan, as the case may be, shall be approved by the Director of Regional Planning ("Director") and a bond shall be posted with the County Department of Public Works ("Public Works"), or the subdivider shall submit other verification to the satisfaction of the Director ensuring that the required trees will be planted.
13. Within three business days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,656.75 payable to the County 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 711.4 of the California 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 land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. 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 parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of California Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
15. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 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 expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also 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 to bring 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; and
- 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 for collection and duplication of records and other related documents will be paid by the subdivider according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions set forth in the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Public Works and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachment:

Subdivision Committee Reports:

- County Department of Public Works' Memoranda dated:
 - February 24, 2009 prepared by Massoud Esfahani
 - March 2, 2009 prepared by Allen Ma
 - April 1, 2009 reviewed by Geir Mathisen
 - April 7, 2009 reviewed by Yoshiya Morisaku
 - April 8, 2009 prepared by Joseph Nguyen
 - April 9, 2009 prepared by Henry Wong
 - April 9, 2009 prepared by Lizbeth Cordova
 - April 9, 2009 prepared by David Esfandi
- County Fire Department's Memoranda dated:
 - March 26, 2009 prepared by Juan C. Padilla in regards with Conditions of Approval for Subdivision
 - March 26, 2009 prepared by Juan C. Padilla in regards with Water System Requirements
- County Department of Parks & Recreation Report dated April 7, 2009 prepared by James Barber (2 pages)
- County Department of Public Health's Letter dated April 12, 2009 prepared by Ken Habaradas

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

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

HW
Prepared by Massoud Esfahani
pm63010w-rev4.doc

Phone (626) 458-4921

Date 02-24-2009

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

- Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

HW
Prepared by Allen Ma
pm63010-rev4.doc

Phone (626) 458-4921

Date 03-02-2009

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

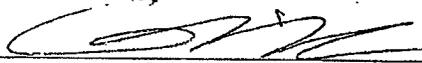
TENTATIVE PARCEL MAP 63010
SUBDIVIDER Rojic
ENGINEER Peckovich
GEOLOGIST John D. Merrill (of record)
SOILS ENGINEER Jack W. Rolston (of record)

TENTATIVE MAP DATED 2/5/09 (revised), 3/24/09 (info map)
LOCATION La Crescenta
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 10/10/06, 6/19/06
REPORT DATE 9/23/06, 4/4/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4/1/09 is attached.

Reviewed by  Date 4/1/09
Geir Mathisen

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

Tentative Parcel Map 63010
Location La Crescenta
Developer/Owner Rogic
Engineer/Architect Peckovich
Soils Engineer Jack W. Rolston (of record)
Geologist John D. Merrill (of record)

DISTRIBUTION:

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

Review of:

Info. Map / Revised Tentative Map Dated Processing Center 3/24/09
Soils Engineering Report Dated 9/23/06, 4/4/05
Soils Engineering Report by Foundation Engineering Co., Inc. Dated 1/31/86
Geologic Report and Addendum Dated 10/10/06, 6/16/06
Previous Review Sheet Dated 1/3/08

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading or building plan stage, a Soils Engineering and Geologic report may be required.

Reviewed by _____



Date 4/7/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, Grading, and Excavation, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\63010, Tent\PMb

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

1. Permission is granted to maintain the existing 46 feet of right of way on Willowhaven Drive and 44 feet of right of way on Rockpine Lane to due to title limitations.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron along the property frontage on Willowhaven Drive and Rockpine Lane to the satisfaction of Public Works.
3. Construct driveway approach and drainage devices along the property frontage on Rockpine Lane to the satisfaction of Public Works. Adjust wall heights/location at driveway approach as may be deemed necessary by Public Works.
4. Dedicate right of way for the landing and sidewalk transition for the proposed driveway approach on Rockpine Lane to the satisfaction of Public Works.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. A deposit is required to review documents and plans for final map clearance.


Name Joseph Nguyen
pm63010r-rev4_1.doc

Phone (626) 458-4921

Date 04-08-2009

The following reports consisting of 9 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. Quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. 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.
11. 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.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 63010

TENTATIVE MAP DATED: 2/05/09
INFORMATION MAP DATED: 3/24/09

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior or concurrent with Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP which was approved on 7/17/06.
2. Submit a revised Hydrology Study for review and approval to the satisfaction of the Department of Public Works.

A1

Name

Lizbeth Cordova
LIZBETH CORDOVA

Date

04/09/2009

Phone

(626) 458-4921

TENTATIVE MAP DATED 2-05-2009
INFORMATION ONLY MAP
(DRIVEWAY EXHIBIT DATED 3-24-2009)

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Submit the following agency approvals (As applicable):
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Driveway details at the approach shall conform with Road Unit requirements.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plans must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for privately maintained drainage devices, slopes, and other facilities.

MDh
Name David Esfandi Date 4/09/09 Phone (626) 458-4921



OUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Jodice

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 63010 Map Date March 24, 2009 - INFO ONLY

C.U.P. T2005-00151 Map Grid 3855C

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

Comments: In lieu of the required 20' wide private driveway to Parcel 2, residential fire sprinklers are required in the existing house as indicated on the Tentative Map. Submit a Covenant and Agreement to our office prior to Final Map clearance.
Fire Department recommends approval of the Tentative Map.

By Inspector: Juan C. Padilla Date March 26, 2009



CC NTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63010 Tentative Map Date March 24, 2009 - INFO ONLY

Revised Report Yes

- Checkboxes for fire hydrant requirements, including flow rates, installation details, and additional requirements.

Comments: All existing fire hydrants are adequate per fire flow test conducted by Crescenta Valley Water District. Submit fire sprinkler plans for review and approval to our Fire Prevention Engineering Section Sprinkler Plan Unit prior to building permit issuance.

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.

By Inspector Juan C. Padilla Date March 26, 2009



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map #	63010	DRP Map Date: 03/24/2009	SCM Date: / /	Report Date: 04/07/2009
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: INFO ONLY

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,856

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,856 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 2 single-family lots with credit for 1 existing house to remain; net density increase of 1 unit.

***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) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

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April 07, 2009 09:28:36
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	63010	DRP Map Date:	03/24/2009	SMC Date:	//	Report Date:	04/07/2009
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY				Map Type: INFO ONLY	

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

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

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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

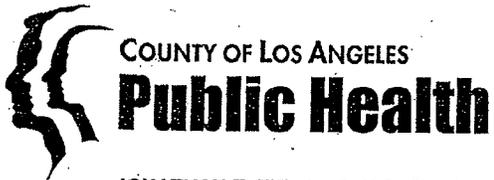
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	1	0.01
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$385,621	\$3,856

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$385,621	\$3,856



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
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

Jodie



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

April 12, 2009

RFS No. 09-0008329

Parcel Map No. 063010

Vicinity: La Crescenta

Parcel Map Date: March 24, 2009 (Info Only)

The County Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 063010** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

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

Ken Habaradas, REHS
Bureau of Environmental Protection

STAFF USE ONLY

PROJECT NUMBER: PM063010
CASES: RENVT200500151
RCUPT200500151
RZCT200500013



**** INITIAL STUDY ****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: February 8, 2006 Staff Member: Rick Kuo

Thomas Guide: 504-G5 USGS Quad: Pasadena

Location: 2716 Willowhaven Drive, La Crescenta, CA

Description of Project: The proposed project is an application for a Tentative Parcel Map to subdivide the subject parcel for three single-family lots to build two single-family residences. Existing structures on project site include a single-family residence, a swimming pool, and a wood deck. The wood deck is proposed to be removed. Site access will be taken from Rockpine Lane and Willowhaven Drive. The applicant is requesting a Zone Change from R-1-10000 to R-1-7500-DP and a Conditional Use Permit for development within a Hillside Management area and within the proposed Development Program zone. The project requires 2,114 c.y. of cut and 156 c.y. of fill. Forty truck trips with a capacity of 50 c.y. each will haul the excess 1,958 c.y. of cut to the Scholl Canyon Landfill (per 2/8/06 Tentative Parcel Map No. 063010).

Gross Area: 30,800 sf

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of La Crescenta-Montrose, and is bordered by Willowhaven Drive to the north and Rockpine Lane to the south. Land uses within 500 feet consist of single-family residences. The project site contains non-native vegetation and steep slopes to the south.

Zoning: R-1-10000 (Single Family Residence)

General Plan: Category 1 - Low Density Residential

Community/Area Wide Plan: N/A

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>PM26538/VAR02-211</u>	<u>2 sf lots with variance (Approved 9/29/04).</u>
<u>CP02-308</u>	<u>Addition of child care center to existing church (Approved 7/24/03).</u>
<u>OTP03-173</u>	<u>Removal of 3 oak trees (Approved 1/21/04).</u>
<u>CUP/VAR04-037</u>	<u>2-story commercial/office center (Approved 8/31/05).</u>

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

REVIEWING AGENCIES

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Regional Significance

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____

County Reviewing Agencies

- Subdivision Committee
- DPW: _____
- Health Services: _____
- _____

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"/>
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Sierra Madre Fault Zone</i>
	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"/> <i>Potential bird nesting habitat</i>
	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"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Conservation/maintenance
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo *Rick Kuo* Date: 7 August 2006

Approved by: Daryl Koutnik *Daryl Koutnik* Date: 7 AUGUST 2006

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

Yes No Maybe

a. [X] [] [] Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

Project is located on the Sierra Madre Fault (LA County Safety Element - Fault Rupture Hazards and Seismicity Map).

b. [] [X] [] Is the project site located in an area containing a major landslide(s)?

(State of CA Seismic Hazard Zones Map - Pasadena Quad).

c. [] [X] [] Is the project site located in an area having high slope instability?

d. [] [X] [] Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

(State of CA Seismic Hazard Zones Map - Pasadena Quad).

e. [] [X] [] Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

f. [] [] [X] Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

2,114 c.y. of cut and 156 c.y. of fill proposed in Hillside Management Area. Excess 1,958 c.y. of cut will be hauled to Scholl Canyon Landfill.

g. [] [X] [] Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

h. [] [] [] Other factors?

STANDARD CODE REQUIREMENTS

[] Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

[] MITIGATION MEASURES / [X] OTHER CONSIDERATIONS

[] Lot Size [] Project Design [X] Approval of Geotechnical Report by DPW

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a Geotechnical Report.

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 [X] Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe
a.

Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

b.

Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

750 feet from Shields Canyon Debris Basin (Radius Map and LA County Safety Element - Flood Inundation Hazards Map).

~~c.~~

~~Is the project site located in or subject to high mudflow conditions?~~

d.

Could the project contribute or be subject to high erosion and debris deposition from run off?

e.

Would the project substantially alter the existing drainage pattern of the site or area?

f.

Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Section 308A

Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a drainage concept.

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. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? 1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? Site access taken from Willowhaven Drive and Rockpine Lane.
- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Public water available through the Crescenta Valley Water District.
- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. Does the proposed use constitute a potentially dangerous fire hazard?

- g. Other factors? _____

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

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. Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. 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. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. Other factors? _____

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225–Chapter 35
- 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, 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.

Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Public water is available through the Crescenta Valley Water District.

b.

Will the proposed project require the use of a private sewage disposal system?

Public sewage system is available through the LA County Sanitation Districts.

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 or is the project proposing on-site systems located in close proximity to a drainage course?

N/A

c.

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.

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.

Other factors? _____

STANDARD CODE REQUIREMENTS

Industrial Waste Permit

Health Code Ordinance No. 7583, Chapter 5

Plumbing Code Ordinance No. 2269

NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. 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?

- b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

- ~~c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
_____~~
- d. Would the project conflict with or obstruct implementation of the applicable air quality plan?

- e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

- g. Other factors: _____

STANDARD CODE REQUIREMENTS

- Health and Safety Code Section 40506
- MITIGATION MEASURES / OTHER CONSIDERATIONS
- Project Design Air Quality Report
- _____

CONCLUSION

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

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.

Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

2,114 c.y. of cut and 156 cubic yards of imported fill proposed.

c.

Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

d.

Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

Potential bird nesting habitat.

e.

Does the project site contain oak or other unique native trees (specify kinds of trees)?

f.

Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

g.

Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review

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. 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) which indicate potential archaeological sensitivity?

b. Does the project site contain rock formations indicating potential paleontological resources?

c. Does the project site contain known historic structures or sites?

d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Phase I 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. 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. 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. 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. [] [x] [] 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?

(Los Angeles County Important Farmland 2002 Map).

b. [] [x] [] Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. [] [x] [] Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. [] [] [] 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 agriculture resources?

[] Potentially significant [] Less than significant with project mitigation [x] Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

a. 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?

b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

(Los Angeles County Trail System Map).

c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

e. Is the project likely to create substantial sun shadow, light or glare problems?

f. Other factors (e.g., grading or land form alteration): _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project have 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.

Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

b.

Will the project result in any hazardous traffic conditions?

Forty truck trips with a capacity of 50 cubic yards needed to haul excess cut.

c.

Will the project result in parking problems with a subsequent impact on traffic conditions?

d.

Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

e.

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.

Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

g.

Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

CONCLUSION

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

If served by a community sewage system, could the project create capacity problems at the treatment plant?

b.

Could the project create capacity problems in the sewer lines serving the project site?

c.

Other factors?

STANDARD CODE REQUIREMENTS

Sanitary Sewers and Industrial Waste Ordinance No. 6130

Plumbing Code Ordinance No. 2269

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.

Could the project create capacity problems at the district level?

b.

Could the project create capacity problems at individual schools which will serve the project site?

~~c.~~

~~Could the project create student transportation problems?~~

d.

Could the project create substantial library impacts due to increased population and demand?

e.

Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Site Dedication

Government Code Section 65995

Library Facilities Mitigation Fee

Served by the Glendale Unified School District.

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. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. Are there any special fire or law enforcement problems associated with the project or the general area?

c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

Nearest Sheriff's station is 2 miles away at 4554 Briggs Avenue, La Crescenta, CA 91214.

Nearest fire station is 1.6 miles away at 4526 N. Ramsdell Avenue, La Crescenta, CA 91214.

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.

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?

Public water is available through the Crescenta Valley Water District.

b.

Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c.

Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility providers serving project site are SCE, Southern California Gas Company, SBC, and Charter Cable Company.

d.

Are there any other known service problem areas (e.g., solid waste)?

e.

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)?

f.

Other factors? _____

STANDARD CODE REQUIREMENTS

Plumbing Code Ordinance No. 2269

Water Code Ordinance No. 7834

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size

Project Design

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.

Will the project result in an inefficient use of energy resources?

b.

Will the project result in a major change in the patterns, scale, or character of the general area or community?

c.

Will the project result in a significant reduction in the amount of agricultural land?

d.

Other factors? _____

STANDARD CODE REQUIREMENTS

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. Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. 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?
- d. Have there been previous uses which indicate residual soil toxicity of the site?

- e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. Would the project be located on a site which 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. 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. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. Other factors? _____

MITIGATION MEASURES / 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.

Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b.

Can the project be found to be inconsistent with the zoning designation of the subject property?

Subject property is zoned R-1-10000.

c. Can the project be found to be inconsistent with the following applicable land use criteria:

Hillside Management Criteria?

SEA Conformance Criteria?

Other? _____

d. Would the project physically divide an established community?

e. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

Zone Change from R-1-10000 to R-1-7500-DP and Hillside Management and Development Program CUP requested.

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. Could the project cumulatively exceed official regional or local population projections?

- b. 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)?

- c. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. 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. 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. Does the project have possible environmental effects which 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. 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