



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP  
Director of Planning

April 14, 2008

TO: Librarian  
La Cañada-Flintridge Library  
4545 N. Oakwood Ave.  
La Cañada Flintridge, CA 91011-3358

FROM: Mr. Jodie Sackett *JSS*  
Senior Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 063010  
VARIANCE CASE NO. 2007-00011-(5)  
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

The subject project is scheduled for a public hearing before the Los Angeles County Regional Planning Commission on May 21, 2008.

Please have the materials listed below available to the public through Friday, May 30, 2008.

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.

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 063010 and Exhibit "A" dated November 20, 2007
  2. Land Use Map
  3. Notice of Public Hearing
  4. Draft Factual
  5. Draft Staff Report
  6. Reports/Draft Conditions
  7. Environmental Documentation



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF PUBLIC HEARING  
FOR A PROPOSED LAND DIVISION  
NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION**

Bruce W. McClendon FAICP  
Director of Planning

**TENTATIVE PARCEL MAP NO. 063010-(5)  
VARIANCE CASE NO. 2007-00011-(5)  
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on Wednesday, May 21, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

**Project Description:** The applicant proposes to create three single-family parcels (including one flag lot) on a 0.73 gross acre site. A Variance is requested for two single-family parcels with less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential—10,000 Square-Foot Minimum Required Lot Area) zone, for a total of 7,724 square feet of net lot area each for two proposed parcels. The applicant also requires a Conditional Use Permit ("CUP") for urban hillside management. The subject property has one existing single-family dwelling to remain.

**Project Location:** The subject property is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District of Los Angeles County.

**Environmental Determination:** On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Jodie Sackett. You may also obtain additional information concerning this case by phoning Mr. Jodie Sackett at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

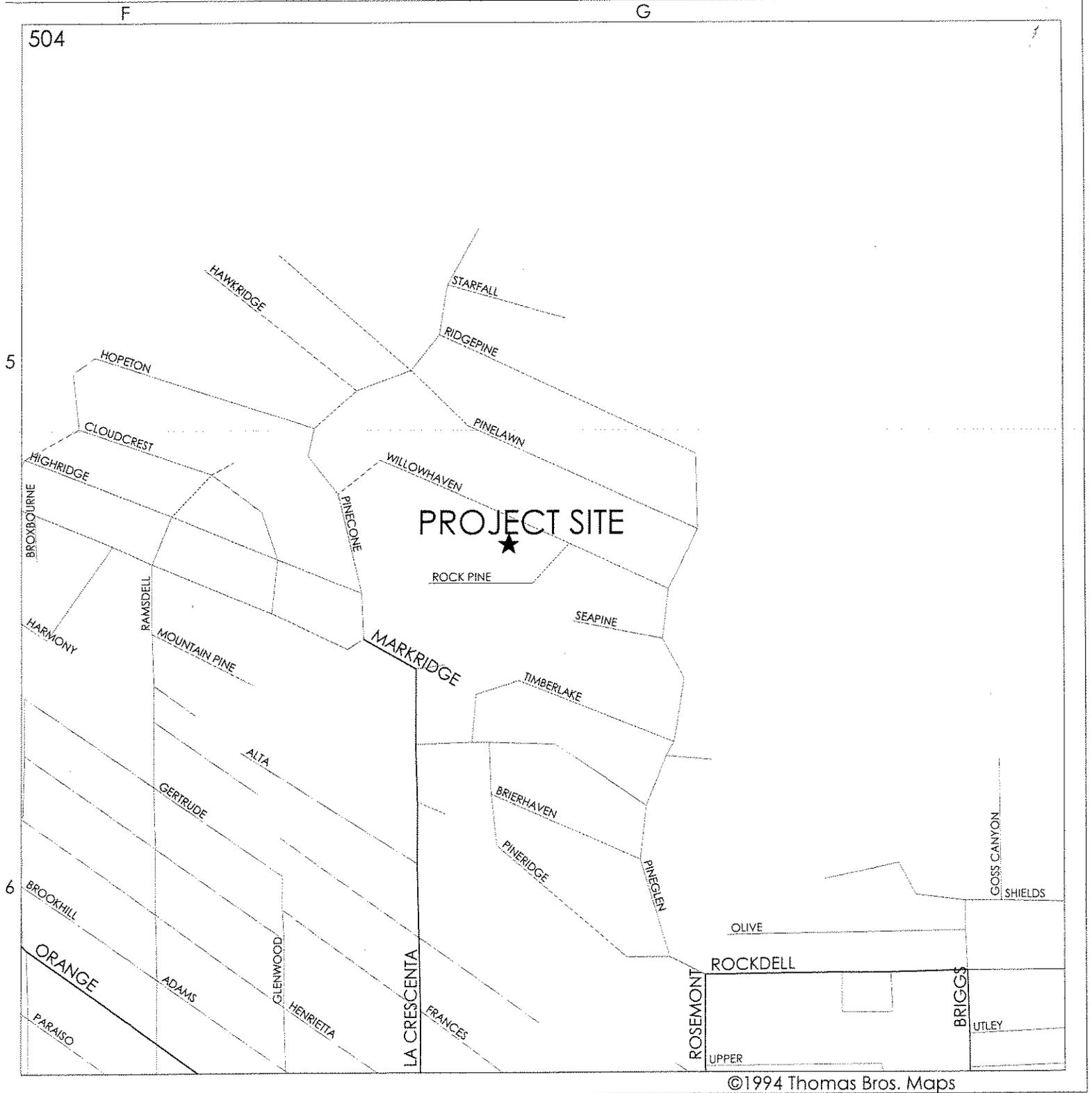
If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning April 16, 2008 at the La Canada-Flintridge Library located at 4545 N. Oakwood Avenue, La Cañada-Flintridge, CA 91011-3358, (818) 790-3330. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. McCLENDON, FAICP  
Planning Director

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considerará por el Condado de Los Angeles es una propuesta para crear 3 parcelas de familia singular en un lote de 0.73 acres, un permiso condicional del uso, e una variación. La audiencia publica para considerar el proyecto se llevara acabo el 21 de mayo de 2008. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."**



**VICINITY MAP**

**SITE : 2716 WILLOWHAVEN DRIVE**

**GC MAPPING SERVICE, INC.**  
 3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080, FAX (626) 441-8850  
[GCMAPPING@RADIUSMAPS.COM](mailto:GCMAPPING@RADIUSMAPS.COM)



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

PROJECT NO. PM063010-(5)  
PARCEL MAP NO. 063010  
VARIANCE NO. 2007-00011-(5)  
CONDITIONAL USE PERMIT NO. 2005-00151-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) TBD	
PUBLIC HEARING DATE May 21, 2008	

APPLICANT Alex Rogic	OWNER Alex Rogic	REPRESENTATIVE Carolyn Seitz
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**REQUEST**  
Tentative Parcel Map: To create three single-family parcels (including one flag lot) on 0.73 gross acres.  
Variance: To allow less than the required 10,000 square feet of net lot area in the R-1-10,000 zone for two parcels each with a net lot area of 7,724 square feet.  
Conditional Use Permit: To ensure compliance with urban hillside management design review criteria.

LOCATION/ADDRESS 2716 Willowhaven Drive	ZONED DISTRICT La Crescenta
	COMMUNITY La Crescenta-Montrose
	EXISTING ZONING R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Net Lot Area)
ACCESS Willowhaven Drive, Rockpine Lane	
SIZE 0.73 gross acres (0.71 net)	EXISTING LAND USE Residential
	SHAPE Irregular/Flag Lot
	TOPOGRAPHY Moderate to Steep Slopes

**SURROUNDING LAND USES & ZONING**

North: Single-Family Residential/R-1-10,000	East: Single-Family Residential/R-1-10,000
South: Single-Family Residential, Debris Basin/R-1-10,000	West: Single-Family Residential, Debris Basin/R-1-10,000, R-1-7500 (Single-Family Residential- 7,500 Square Foot Minimum Required Net Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	3 DU	Yes

**ENVIRONMENTAL STATUS**  
Negative Declaration – On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

**DESCRIPTION OF SITE PLAN**  
 The tentative map and Exhibit "A" dated November 20, 2007 depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. The existing single-family residence is located on proposed Parcel 3, which is a flag lot with a gross area of 15,352 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access to Willowhaven Drive, a 46-foot wide private street with 36 feet of paved width. The remaining property is to be subdivided into Parcels 1 and 2. Proposed Parcels 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of offsite export. Proposed Parcels 1 and 2 each have a net area of 7,724 square feet. Parcels 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width. Overall, 17,377 square feet (61 percent) of the project area will consist of both natural open space and planted landscaping.

- KEY ISSUES**
- The Variance Request is to allow two reduced-size parcels of 7,724 square feet each.
  - The Conditional Use Permit for urban hillside management is to allow three dwelling units on the subject property.
  - A total of 25 percent (7,025 square feet) of open space is required, and 61 percent (17,377 square feet) is proposed.
  - The existing flag lot will remain, with a 27-foot-wide flag strip and 16 feet of paved access, and the two additional parcels will have separate access directly from Rockpine Lane.
  - The existing residence will be required to upgrade to a sprinkler system.
  - The project area is within the La Crescenta-Montrose Community Standards District, but the provisions do not apply.

**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*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

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 \_X\_ Parkway \_X\_ Driveway Apron \_\_\_ Street Lights
- \_\_\_ Street Trees \_\_\_ Traffic Signal(s) \_X\_ Sidewalks \_\_\_ Off Site Paving
- Water Mains and Hydrants  Underground Utilities \_\_\_ ATSAC System
- Drainage Facilities (SUSMP)
- Sewer
- Park Dedication "In-Lieu Fee"

ISSUES AND ANALYSIS

SITE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map. Parcel Map No. 17188, a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986, The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

**PROJECT NO. 063010-(5)  
TENTATIVE PARCEL MAP NO. 063010  
VARIANCE CASE NO. 2007-00011-(5)  
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

**STAFF REPORT  
MAY 21, 2008 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicant, Alex Rogic, proposes to create three single-family parcels (including one flag lot) on a 0.73 gross acre site. A Variance is requested for two single-family parcels with less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential—10,000 Square-Foot Minimum Required Lot Area) zone, with a net lot area of 7,724 square feet proposed for each parcel. The project requires a Conditional Use Permit (“CUP”) for urban hillside management purposes. The subject property has one existing single family dwelling to remain.

The main project issues include:

- Variance for Lot Area: Staff believes that the project meets the findings for a requested Variance from the existing zoning standards. There are several single-family lots in the immediate vicinity that have less than the required 10,000 square feet of net lot area, and some of those have less net area than the applicant’s proposed 7,724 square feet for each of the two parcels. In addition, R-1-7500 (Single-Family Residential—7,500 Square-Foot Minimum Required Lot Area) zoning exists within 500 feet of the subject property.
- Urban Hillside Management: Staff believes that the project meets the findings for the requested CUP for urban hillside development. The proposed “terraced” grading is designed to reduce the overall impacts to the existing hillside. The project provides 61 percent (17,377 square feet) of open space, which exceeds the minimum 25 percent (7,025 square feet) required.
- Previous Denial: The applicant’s previous subdivision request, Parcel Map No. 17188, a proposal to create two single-family parcels, was denied on September 29, 1987.

**DESCRIPTION OF PROJECT PROPERTY**

Location: The subject property is located at 2716 Willowhaven Drive, within the La Crescenta Zoned District and La Crescenta-Montrose Community Standards District (“CSD”).

Physical Features: The subject property is approximately 0.73 gross acres (0.71 net acres) in size. It has an irregular shape with slopes varying from moderate to steep. The subject property has one existing single-family dwelling and swimming pool to remain.

Access: Parcel 3 as depicted on the tentative map is a flag lot gaining access through a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

Services: Potable water will be supplied by the Crescenta Valley Water District, a public water system. Sewage disposal will also be provided by the Crescenta Valley Water District.

### **ENTITLEMENTS REQUESTED**

Parcel Map: The applicant requests approval of Tentative Parcel Map No. 063010 to create three single-family parcels (including one flag lot) on 0.73 gross acres.

Variance: The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels (7,750 net square feet provided for each).

Conditional Use Permit: The applicant requests approval of a CUP to ensure compliance with urban hillside management review criteria.

### **EXISTING ZONING**

The project site is zoned R-1-10,000. The surrounding areas are zoned as follows:

- North: R-1-10,000
- East: R-1-10,000
- South: R-1-10,000
- West: R-1-10,000, R-1-7,500

The project design does not comply with the provisions of the R-1-10,000 zone. A Variance is requested in order to allow a net lot area of 7,724 square feet each for Parcels 1 and 2.

### **EXISTING LAND USES**

The subject property currently has one single-family dwelling to remain. It is surrounded by the following land uses:

- North: Single-family residences
- East: Single-family residences
- South: Single-family residences, Shields Canyon Debris Basin
- West: Single-family residences, Shields Canyon Debris Basin

### **PREVIOUS CASE/ZONING HISTORY**

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map. Parcel Map No. 17188, a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

## PROJECT DESCRIPTION

The tentative parcel map and Exhibit "A" dated November 20, 2007, depicts a three-parcel subdivision on 0.73 gross acres. One existing single-family residence is located on proposed Parcel 3, a flag lot with a net area of 12,652 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access from Willowhaven Drive, a 46-foot wide dedicated street with 36 feet of paved width. Proposed Parcels 1 and 2 subdivide the rear of the existing parcel, each having a net area of 7,724 square feet. Parcels 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width.

The Exhibit "A" depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. Proposed Parcels 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. Overall, 17,377 square feet (61 percent) of the project area will be reserved for open space consisting of both natural and planted landscaping.

There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of excess earthwork to be transported offsite. There are no Oak trees located on the subject property.

## GENERAL PLAN CONSISTENCY

### I. Hillside Management

The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and therefore, the project is also subject to Hillside Management performance criteria as described in the General Plan.

Regarding urban hillside development, the Land Use Element of the General Plan states the following:

*"Urban hillside management areas may be developed within the range of use types and intensities established by the applicable land use policy map. Residential development greater than the*

*midpoint of the permitted density range will be reviewed for compliance with performance criteria set forth herein, and will require approval of a [Conditional Use] Permit.”*

(Land Use Element, Urban Hillside Management Areas,  
General Conditions for Development, Page LU-A2)

In addition, the General Plan states specific performance review criteria for hillside projects, namely “public safety” and “quality of design” inclusive. Specifically, for public safety, the development must:

- meet all applicable County and State subdivision requirements;
- use engineered solutions to mitigate slope hazards; and
- provide brush clearance to mitigate fire hazards.

For quality of design, the development must:

- preserve natural features;
- preserve significant views;
- ensure landscaping of graded slopes; and
- apply innovative approaches to house placement (including “stepped multi-level” designs).

(Land Use Element, Urban Hillside Management Areas,  
Performance Review Criteria, Pages LU-A3, A4)

As stated earlier, proposed Parcels 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use “terraced” grading to preserve the naturally-existing hillside. The terraced design will allow the future residences to be built “into” the hillside and not on top of it. As indicated in the above performance review criteria, development shall “apply innovative approaches to housing placement (including ‘stepped multi-level’ designs).” The proposed grading design utilizes a terraced “multi-level” technique that steps development into the hillside, which is consistent with the General Plan.

According to the General Plan, at least 25 percent of the project area “shall be maintained in a natural or open condition” (LU-A2). Furthermore, “open space may consist of open areas in public ownership, common private ownership or private yards” (LU-A2). In total, 17,377 square feet (61 percent) of the project area will consist of both natural and planted landscaping throughout the private yards.

Since the subject project conforms to the urban hillside management design review criteria, staff affirms that the proposed density is permissible. Overall, the proposed design is consistent with the General Plan.

## II. Housing Supply

The project proposes to subdivide the existing parcel into three new single-family parcels, with one existing residence to remain. The following excerpt from the Housing Element of the General Plan discusses the need to maintain an adequate supply of housing:

*"An ample supply of housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The projected demand for housing can be met by preserving the existing housing stock and by new construction."*

(Housing Element, Needs and Policies,  
Housing Quantity, Page IV-31)

With the project, a net increase in two residential parcels will result, with two new single-family residences to be constructed in the future. Therefore, the subject project will increase the supply of housing in the local area. The proposed project is consistent with the housing goals of the General Plan.

### VARIANCE REQUEST

The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels. Parcels 1 and 2 of the subdivision will each have a net lot area of 7,724 square feet. In order to justify the Variance request, the applicant must satisfy the following findings as stated in Section 22.56.290 of the Los Angeles County Code (Zoning Ordinance):

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, nor
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, nor
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

D. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

E. That such variance is necessary for the preservation of a substantial property right of the

applicant such as that possessed by owners of other property in the same vicinity and zone.

F. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

**The applicant's responses to these findings are attached.**

### **CONDITIONAL USE PERMIT**

In urban hillside areas, any proposed development exceeding the midpoint density threshold requires a CUP for urban hillside management. The density range for Category 1 is one to six dwelling units per acre, resulting in a midpoint density of 3.5 dwelling units per acre (or a midpoint of two dwelling units on the subject property). As the applicant is proposing a density of 4.1 dwelling units per acre (or three dwelling units), which exceeds the midpoint threshold, a Hillside Management CUP is required. In addition to the standard findings for a CUP in Section 22.56.040 of the County Code, hillside management projects must also meet the following findings as stated in Section 22.56.215.F.1 of the County Code:

#### A. Hillside Management Areas

1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire flood, mud flow or erosion hazard;
2. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

**The applicant's responses to these findings are attached.**

### **LA CRESCENTA-MONTROSE CSD**

The subject property is located within the La Crescenta-Montrose CSD. The CSD was created by Ordinance No. 2007-0008 on January 30, 2007. Currently, the CSD only establishes development standards for multi-family projects within the R-3 (Limited Multiple Residence) zone. As the subject property is located within the R-1 zone, the CSD standards do not apply.

## ENVIRONMENTAL DOCUMENTATION

On August 16, 2005, the Los Angeles County Department of Regional Planning ("Regional Planning") received the Initial Study Questionnaire. On the basis of the Initial Study prepared in accordance with the California Environmental Quality Act ("CEQA") guidelines and the environmental reporting procedures of the Los Angeles County, Regional Planning has determined that the project will require a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

## COUNTY DEPARTMENT 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 and Exhibit "A" Map dated November 20, 2007 and recommends approval of the project with the attached conditions.

## LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On April 15, 2008 hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for an approximate total of 270 notices.
- Library Package: On April 15, 2008, project materials, including a tentative parcel map, land use map, and Subdivision Committee draft conditions of approval were sent to the La Canada-Flintridge Library.
- Newspaper Listing: On April 15, 2008, a public hearing notice was sent to the Glendale News Press and La Opinion newspapers, to be published no later than April 18, 2008.
- Project Site Posting: On April 17, 2008, one hearing notice sign was posted at each property frontage, along both Willowhaven Drive and Rockpine Lane, for a total of two signs.
- Website Posting: On April 15, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website.

## CORRESPONDENCE RECEIVED

At the time of writing, staff has not received any correspondence regarding the project proposal.

## STAFF EVALUATION

The main project issues include:

### I. Variance

The applicant is requesting a Variance to allow less than the required 10,000 square feet of net lot area in the R-1-10,000 zone. Staff analyzed the area and determined the following:

#### A. Surrounding Area

1. That within a short radius distance of approximately 250 feet from the subject property, there exist 15 developed residential parcels that vary in net lot area from 7,100 to 8,700 square feet, which do not meet the R-1-10,000 zoning standards.

#### B. Willowhaven Drive

1. Specifically, on the subject property-side of Willowhaven Drive, there are seven parcels with a net lot area between 7,256 and 8,700 square feet.
2. The two parcels directly adjacent to the east and west of the subject property on Willowhaven Drive each have a net lot area less than the applicant's proposed 7,724 square feet.

#### C. Rockpine Lane

1. Along Rockpine Lane, there are eight parcels with a net lot area between 7,700 and 8,100 square feet.
2. Four of the eight parcels along Rockpine Lane each have a net lot area less than the applicant's proposed 7,724 square feet.
3. Lastly, one parcel directly across Rockpine Lane from the subject property has a net lot area of less than 7,724 square feet.

In view of these facts, staff supports the applicant's request for a Variance. The Variance will allow the applicant to "preserve a substantial property right" that other landowners are currently enjoying, while maintaining the existing character of the surrounding community. The Variance allows new parcels that are appropriately sized and located so that they do not adversely affect the health or safety of the community, as well as are able to be adequately served by existing infrastructure. The reduced-size parcels are still large enough to maintain a significant amount of open space (50 and 70 percent each of Parcels 1 and 2 respectively, for a total of 33 percent of the overall project area) and allow new residences that are compatible with the community. Finally, R-1-7,500 zoning exists within 500 feet of the subject property. Thus, the applicant's proposal for reduced-size parcels is compatible with the larger community pattern. Staff feels that the requested Variance meets the findings for approval.

## II. Hillside Management CUP

The applicant is requesting a CUP for urban hillside management, in order to allow a project density higher than the midpoint threshold of 3.5 dwelling units per acre. Upon analyzing the applicant's request in accordance with the General Plan provisions for urban hillside management, staff determined the following:

### A. "Public Safety"

1. "Meet all applicable County and State subdivision requirements": The Subdivision Committee has determined that the project meets all applicable requirements for tentative map approval. In addition, project conditions must be met before the applicant can receive final map approval and in the future obtain building permits. Regarding the requested Variance, staff feels that the reduced lot areas will not adversely affect public safety nor impede the ability of the applicant to meet other safety-related subdivision requirements, such as Fire access and stormwater drainage.
2. "Use engineered solutions to mitigate slope hazards": The project employs a sensitive "terraced" grading design to minimize the impact to existing slopes, and also uses modern engineering techniques such as a concrete swale and "SUSMP" devices.
3. "Provide brush clearance to mitigate fire hazards": The applicant is proposing to maintain at least 61 percent of the project area as open space, to include existing native vegetation and new planted materials. Prior to final map approval, the applicant will be required to submit a preliminary Fuel Modification Plan to the Fire Department for approval. This plan will ensure that fire hazards are mitigated through landscaping design and brush clearance.

### B. "Quality of Design"

1. "Preserve natural features": The proposed project utilizes a grading design that minimizes the impact to the existing hillside, preserving a larger amount of its mass. In addition, existing native landscaping is proposed to be preserved to the extent feasible subject to construction constraints and fuel modification requirements.
2. "Preserve significant views": As the subdivision will result in two additional parcels located at the bottom of a hillside close to a roadway, significant views will not be adversely impacted by the proposed development.
3. "Ensure landscaping of graded slopes": All graded slopes to be preserved as open space will be delineated on a landscape plan and reviewed through the plan check process, prior to final map and building permit clearance.
4. "Apply innovative approaches to house placement (including "stepped multi-level" designs)": The proposed development uses a "stepped multi-level" grading design that allows the future residence to be "set-in" to the hillside with a minimum amount of disturbance to the hillside.

The future home will have a “terraced” second story that rests “naturally” on the undisturbed hillside.

In addition to the General Plan requirements for urban hillside management, the project must also meet the Hillside Management CUP burden of proof stated in Section 22.56.215.F.1 of the County Code. After reviewing the applicant’s responses to Items 1-4 of the burden of proof statement, and referencing the above analysis for urban hillside management, staff concluded additionally that:

1. “Geologic/Seismic Hazards”: According to Public Works, the project currently meets the geotechnical requirements necessary to obtain both tentative and final map approval; and
2. “Impacts on Resources”: The Negative Declaration issued by Regional Planning determined that the project will have less than significant/no impact on cultural/biotic resources and that project mitigation is unnecessary; and
3. “Public Services”: The proposed project is located in a developed residential area with few vacant parcels of land remaining, and that there are ample existing neighborhood shopping and commercial facilities located within two miles of the project site along Foothill Boulevard.

In view of these facts, staff supports the applicant’s request for a CUP. The CUP will allow the applicant to develop the property in a manner that meets the criteria for maintaining “public safety” and “quality of design” as enumerated in the General Plan. The proposed grading uses a terraced “multi-level” design that is “compatible with the natural, biotic, cultural, scenic and open space resources of the area” and also “demonstrates creative and imaginative design resulting in a visual quality that will complement community character”. Staff feels that the requested CUP meets the findings for approval.

### III. Previous Denial

As stated earlier, the applicant’s previous request to subdivide the subject property into two single-family parcels, Parcel Map No. 17188, was denied. Although the applicant had already received clearance from the Subdivision Committee (including geotechnical, soils and drainage from Public Works) and been issued a Negative Declaration (less than significant/no environmental impacts), the community still had concerns with the project. The Hearing Officer found that “the site is not physically suitable for the proposed development”. In comparing the previous design with the current design, staff observed that:

1. The previous subdivision proposed a second parcel with a narrower depth varying from 58 to 80 feet. The current project proposes two parcels that vary in depth from 70 to 100 feet, which is more compatible with the surrounding neighborhood.
2. The previous design proposed a building pad at a higher elevation, further up the slope. This had a slightly greater impact on aesthetic views. The current project is located closer to the existing roadway (Rockpine Lane) and is more consistent with nearby residences located on the opposite side of Rockpine Lane.

3. The previous design proposed a rear yard setback of 10 feet. The current design proposes increased open space within the rear yard and a minimum setback distance of 40 feet for Parcel 1 and 28 feet for Parcel 2.

Overall, the previous subdivision request was less sensitive to the surrounding neighborhood pattern; the current proposal reflects an improved design. In addition, given the County's increased need for housing, the applicant's request represents a sound balance of sensitive site design and property improvement that is amenable with General Plan housing goals and current housing needs.

#### IV. Conclusion

In conclusion, the proposed development is consistent with all applicable provisions of the General Plan, including those related to project density ("dwelling units per acre") that would potentially affect the surrounding character of the community. The subject property is surrounded by compatible uses and has access to two County-maintained streets. All required public services and necessary infrastructure can be provided for the proposed subdivision. The proposed development is also consistent with existing residential development and other surrounding land uses, such as a debris basin. The project is located in an urban area and no degradation of natural features is expected.

#### STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration and **approve** Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions.

**Suggested Motion: "I move that the Regional Planning Commission close the public hearing, adopt the Negative Declaration and approve Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions."**

#### Attachments:

- Factual
- Draft Conditions
- Environmental Determination (Negative Declaration)
- Variance Burden of Proof
- Conditional Use Permit Burden of Proof
- Tentative Parcel Map No. 063010 and Exhibit "A", dated November 20, 2007
- Architectural Renderings (site plan, floor plan, elevation, cross section)
- Land Use Map
- GIS-NET Map
- Thomas Brothers Guide Map Page

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the R-1-10,000 (Single-Family Residence-10,000 Square Foot Minimum Required Lot Area) zone as well as Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5). Also, conform to the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Except as otherwise specified by Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5), conform to the applicable requirements of the R-1-10,000 zone.
3. Submit evidence that the conditions of associated Conditional Use Permit Case No. 2005-00151-(5) have been recorded.
4. Provide at least 50 feet of street frontage for all parcels except flag lot Parcel No. 3. Provide at least 27 feet of street frontage for Parcel No. 3 on the tentative map.
5. Label the paved access for Parcel 3 as "Private Driveway and Fire Lane" on the final map.
6. A final parcel map is required. A waiver is not allowed.
7. Record a deed-restricted open space easement or other comparable legal instrument over the open space area to be preserved on the subject property. Submit a draft of the easement to Regional Planning for review prior to final map approval. In addition, depict the area to be preserved and restricted as "Restricted Use Area- Open Space" on the final map to the satisfaction of the Los Angeles County Department of Public Works ("Public Works") and Regional Planning. Submit a copy of the recorded easement to Regional Planning after final map recordation.
8. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's Conditions, Covenants and Restrictions ("CC&Rs") which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
9. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 2005-00151-(5)

10. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 2005-00151-(5).
11. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. 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 Director and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
12. Upon completion of the appeal period, remit processing fees of \$1,876.75 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 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 project subject to this requirement is final, vested or operative until the fee is paid.
13. 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, and 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 Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding.
14. 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 \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department'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 fund 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.
  - 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 subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Variance Case No. 2007-00011-(5), Conditional Use Permit Case No. 2005-00151-(5) and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING  
VARIANCE CASE NO. 2007-00011-(5)**

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the R-1-10,000 (Single-Family Residence-10,000 Square Foot Minimum Required Lot Area) zone, as well as Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5). Also, conform to the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Permission is granted to provide minimum 7,724 square feet of net lot area each for Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
3. Permission is granted to provide minimum five feet of front yard setback distance each for Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
4. Upon completion of the appeal period, remit processing fees of \$1,876.75 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 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 project subject to this requirement is final, vested or operative until the fee is paid.
5. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee, or the permittee's counsel. The permittee 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 deposit amount, the permittee 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 the

completion of the litigation.

- b. At the sole discretion of the permittee, the amount of the 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 permittee according to the County Code, Section 2.170.010.

7. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5) Exhibit "A" Date: 11-20-07**

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the requirements of the R-1-10,000 (Single-Family Residence-10,000 Square Foot Minimum Required Lot Area) zone, as well as Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5). Also, conform to the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. This grant authorizes the use of the subject property in an urban hillside area for three new single-family parcels in the R-1-10,000 zone as depicted on the approved exhibit map marked Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition 8 of this grant.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. The property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Upon completion of the appeal period, remit processing fees of \$1,876.75 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 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 project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee 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 permittee shall deposit additional funds sufficient 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 permittee, 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 permittee in accordance with County Code Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative parcel map and Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A".
15. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5), or as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
16. The development of the subject property shall conform to the conditions approved for Tentative Parcel Map No. 063010.
17. Open space shall comprise not less than 61 percent (17,377 square feet) of the net lot area of the subject site. Such open space will be comprised of deed-restricted landscaped and natural undisturbed area within the private yards of each residential parcel, to the satisfaction of Regional Planning.
18. Grading of the hillside shall be done in substantial conformance with the approved Exhibit "A", to include conformance with the approved "terracing" and "stepped multi-level" techniques designed to minimize the overall impacts to the hillside.
19. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
20. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's Conditions, Covenants, and Restrictions ("CC&Rs") or maintenance agreement which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
21. All utilities shall be placed underground.
22. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

23. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
24. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
25. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
26. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
27. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
28. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
29. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
30. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
31. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
32. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
33. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.

34. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
35. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
36. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

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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

EXHIBIT MAP DATED: 3/12/07

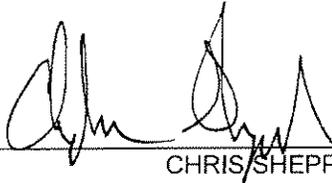
### DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
2. Comply with the requirements of the Drainage Concept/SUSMP/Hydrology Study which was approved on 7/17/06.

AZ

Name

  
CHRIS SHEPPARD

Date 03/13/2008 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE PARCEL MAP 63010 TENTATIVE MAP DATED 11/20/07 (Revision)  
SUBDIVIDER Rojic LOCATION La Crescenta  
ENGINEER Peckovich GRADING BY SUBDIVIDER [Y] (Y or N) 2,270 yds.<sup>3</sup>  
GEOLOGIST Merrill REPORT DATE 10/10/06, 6/19/06  
SOILS ENGINEER Roiston 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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 1/3/08 is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 1/2/08  
Charles Nestle

**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  
PCA LX001129  
Sheet 1 of 1

Tentative Parcel Map 63010  
Location Rock Pine Lane, La Crescenta  
Developer/Owner Rogic  
Engineer/Architect Peckovich  
Soils Engineer Jack W. Rolston  
Geologist John Merrill

DISTRIBUTION:  
 Drainage  
 Grading  
 Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Revised Tentative Parcel Map and Exhibit "A" Dated by Regional Planning 11/20/07  
Soils Engineering Addenda Dated 9/23/06, 4/4/05  
Additional Soils Engineering Report by Foundation Engineering Co., Inc. Dated 1/31/86  
Geologic Report and Addendum Dated 10/10/06, 6/19/06  
Previous Review Sheet Dated 4/2/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by Lukas Przybylo Reviewed by Jeremy Wan Date 1/3/08  
Lukas Przybylo

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gmedpub\Soils Review\Lukas\Soils\PM-63010, 2731 Rock Pine Lane, La Crescenta, TPM-A\_5..



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 due to title limitations.
2. Construct driveway entrances along the property frontage on Rockpine Lane to the satisfaction of Public Works.
3. If a perimeter fence (CMU or wood) is proposed adjacent to the driveway for parcel 3, the proposed perimeter fence shall be depressed to 3 feet or less within 10 feet from the right of way to provide line of sight.
4. Repair any broken or damaged curb, gutter, driveway apron, sidewalk, and pavement along the property frontage on Willowhaven Drive and Rockpine Lane to the satisfaction of Public Works.
5. Reconstruct any parkway improvements (driveways and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
6. Install postal delivery receptacles in groups to serve two or more residential parcels.
7. 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.

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 Imelda Ng  
pm83010-rev-3(rev'd 03-13-08).doc

Phone (626) 458-4921

Date Rev. 03-13-2008

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.



Prepared by Lana Radle  
pm63010w-rev3.doc

Phone (626) 458-4921

Date 01-07-2008



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

pp-Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 63010 Map Date November 20, 2007

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 access driveway to Parcel 3, residential fire sprinklers are required. Submit a Covenant and Agreement to our office prior to Final Map clearance. The Tentative Map is cleared for public hearing.

By Inspector: Juan C. Padilla Date January 16, 2008



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63010 Tentative Map Date November 20, 2007

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: 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. 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 January 16, 2008



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>63010</b>	DRP Map Date: <b>11/20/2007</b>	SCM Date: / /	Report Date: <b>01/10/2008</b>
Park Planning Area #	<b>38</b>	<b>LA CRESCENTE / MONTROSE / UNIVERSAL CITY</b>		Map Type: <b>REV. (REV RECD)</b>

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$7,467</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,467 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 3 single-family lots with credit for 1 existing house to remain, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th  
January 10, 2008 14:40:49  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>63010</b>	DRP Map Date:	<b>11/20/2007</b>	SMC Date:	/ /	Report Date:	<b>01/10/2008</b>
Park Planning Area #	<b>38</b>	<b>LA CRESCENTE / MONTROSE / UNIVERSAL CITY</b>				Map Type: <b>REV. (REV RECD)</b>	

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

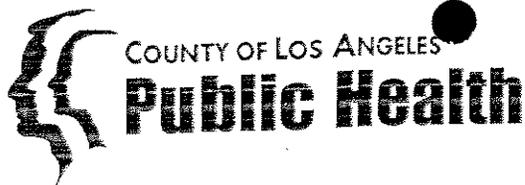
	People*	Goal 3.0Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.02</b>

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$373,374	<b>\$7,467</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$373,374	<b>\$7,467</b>



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

JONATHAN FREEDMAN  
Acting Chief Deputy

Environmental Health  
ANGELO BELLOMO, REHS  
Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



BOARD OF SUPERVISORS

Gloria Molina  
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January 10, 2008

RFS No. 07-0032359

Parcel Map No. 063010

Vicinity: La Crescenta

Parcel Map Date: November 20, 2007 (3<sup>rd</sup> Revision)

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) 430-5380.

Respectfully,

A handwritten signature in black ink that reads "Becky Valenti". The signature is written in a cursive style and is positioned above a horizontal line.

Becky Valenti, E.H.S. IV  
Land Use Program



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

August 3, 2006

Carolyn Ingram Seitz  
P.O. Box 265  
Altadena, CA 91003-0265

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**Project No: PM063010/RENVT & RCUPT200500151/RZCT200500013**

On August 3, 2006 staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other:
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Rick Kuo of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Acting Director of Planning

Daryl Koutnik, Supervising Regional Planner  
Impact Analysis Section

JEH:DLK:rk

STAFF USE ONLY

PROJECT NUMBER: PM063010  
CASES: RENT200500151  
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 &amp; 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**

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns.	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	
<u>Trustee Agencies</u>	<input type="checkbox"/> _____	<u>County Reviewing Agencies</u>
<input checked="" type="checkbox"/> None	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Subdivision Committee
<input type="checkbox"/> State Fish and Game	<input type="checkbox"/> _____	<input type="checkbox"/> DPW: _____
<input type="checkbox"/> State Parks	<input type="checkbox"/> _____	<input type="checkbox"/> Health Services: _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	

**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		Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <i>Sierra Madre Fault Zone</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/> <i>Potential bird nesting habitat</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" 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 filling 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.    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.    Is the project site located in an area containing a major landslide(s)?  
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- c.    Is the project site located in an area having high slope instability?
- d.    Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- e.    Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f.    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.    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 /  OTHER CONSIDERATIONS

Lot Size       Project Design       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     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

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**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.    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.    Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c.    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     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