



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**CERTIFIED-RECEIPT  
REQUESTED**

March 23, 2010

Hanh Le  
8210 Lea Court  
Rosemead, CA 91770

Dear Mr. Le,

**SUBJECT: PROJECT NO. TR063876 – (1)  
TENTATIVE TRACT MAP NO. 063876  
MAP DATE: July 8, 2009**

A public hearing on Tentative Tract Map No. 063876 ("PM 063876") was held before the Los Angeles County Regional Planning Commission ("Commission") on March 10, 2010.

After considering the evidence presented, the Commission in their action on March 10, 2010, approved the tentative tract map in accordance with the Subdivision Map Act and Title 21 (Subdivision Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the tentative tract map authorizes the subdivision of one 1.05 acre lot into five single-family lots, including three flag lots. The lots will range in size from 6,294 square feet net area to 6,556 square feet net area.

The decision of the Commission regarding the tentative tract map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the tentative tract map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on March 22, 2010.**

The applicant or any other interested person may appeal the decision of the Commission regarding the tentative tract map to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Board website (<http://www.bos.lacounty.gov>) The fee for appeal process is \$1,578.00 for the applicant and \$789.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to the Deputy

**PROJECT NO. TR063876 – (1)**  
**TENTATIVE TRACT MAP CASE NO. 063876**  
**Approval Letter**

**PAGE 2**

Executive Officer, Los Angeles County Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed, and all the applicable fees have been paid, the approved tentative tract map may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The tentative tract map approval shall expire on **March 10, 2012**. If the subject tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.**

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

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director



Susan Tae, AICP, Supervising Regional Planner  
Land Divisions Section

SMT:dck

Enclosures: Findings and Conditions  
Negative Declaration

c: Subdivision Committee

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. TR063876-(1)  
TENTATIVE TRACT MAP NO. 063876**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 063876 ("TR063876") on March 10, 2010.
2. The applicant, Hanh T. Le, proposes a residential development of five single-family lots, including three flag lots, on 1.05 gross acres.
3. The subject site is located at 7648 Sunside Drive, within the South San Gabriel Community Standards District ("CSD"), within the boundaries of the South San Gabriel Zoned District.
4. The rectangular property is 1.05 gross acres (0.74 net acres) in size with topography sloping southwesterly toward the rear of the lot. The site is improved with one single-family residence and one garage, both of which will be demolished.
5. Access to the proposed development is provided by Sunside Drive, a 30-foot wide private street, connecting to Potrero Grande, a 100-foot wide major highway, as depicted on the Los Angeles County Master Plan of Highways.
6. Approximately 575 cubic yards of cut grading and 1,320 yards of fill grading is proposed, for a total of 1,895 cubic yards of grading. The additional 745 cubic yards of fill grading will be imported.
7. The project site is currently zoned A-1 (Light Agricultural—5,000 Square Feet Minimum Required Lot Area), which became effective on November 19, 1948, following the adoption of Ordinance No. 5214 on October 19, 1948.
8. Surrounding zoning to the north is A-1, C-3 (Unlimited Commercial), and R-A (Residential Agricultural—5,000 Square Feet Minimum Required Lot Area); to the east is A-1 and C-3; to the south is A-1, C-3, R-3-30U-DP (Limited Multiple Residence-30 Dwelling Units Per Acre-Development Program), City of Montebello, and City of Monterey Park; and to the west is A-1 and P (Public Facilities).
9. The subject property consists of one lot improved with one single-family residence and one garage, both of which will be demolished. Surrounding land uses to the north include single-family residences, multi-family residences, vacant lots, and a Southern California Edison powerline right-of-way; to the east include single-family residences, one multi-family residence, and commercial; to the south include single-family residences, commercial, City of Montebello, and

City of Monterey Park; and to the west include single-family residences and water tanks.

10. The proposed project is consistent with the A-1 zoning classification. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code"). Each of the proposed parcels meets the minimum required net lot area of 5,000 square feet.
11. The subject property is depicted within Category 1 (Low Density Residential-One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The proposed density of five dwelling units is consistent with the maximum of six dwelling units which can be accommodated by the Category 1 designation.
12. Lots Nos. 1 through 5 will be required to meet the CSD requirements for front yard depth, side yard width, measurement of grade height, maximum number of stories, gross structural area, and lot coverage prior to building permit issuance.
13. No correspondence was received prior to the public hearing.
14. During the March 10, 2010 Commission public hearing, the case planner made a presentation in which he summarized the project, including justification for the proposed flag lot design, and noted the applicant's request for waiver of sidewalks.
15. During the March 10, 2010 Commission public hearing, the applicant, Hanh Le, and the project engineer, Thang Le, responded to questions from the Commission.
16. During the March 10, 2010 Commission public hearing, the Commission indicated their general opposition to flag lot designs. They noted that a flag lot design similar to the one approved for the adjacent property to the west, with the flag lot driveway running down the middle of the property, would result in a greater sense of community between the five property owners than the applicant's proposed flag lot design. The Commission discussed directing the applicant to re-design the project so that the flag lots were in a similar configuration to the flag lots on the adjacent property to the west, but noted that redesigning the project would require significant cost to the developer, perhaps including a Conditional Use Permit for grading. The applicant stated that the flag lot design of the subject project was dictated by the orientation and topography of the subject property, and that the topography of the adjacent property to the west is significantly different.
17. During the March 10, 2010 Commission public hearing, staff noted that the South

San Gabriel CSD does not prohibit flag lots. Proposals for flag lots within this CSD are evaluated on a case-by-case basis.

18. During the March 10, 2010 Commission public hearing, the Commission discussed the design of the proposed flag lots in relation to the existing drainage pattern on the subject property. Mr. Steve Burger from Los Angeles County Department of Public Works ("Public Works") noted that the subject property has an unusual drainage design, and that the drainage concept approved by Public Works was a good approach, but not the only possible approach, to the drainage situation on the subject property. The applicant noted that Sunside Drive is a private street, so altering the drainage along this street would require permission from several other property owners along this street. He also stated construction of residences in the low areas of the subject property would require either significant additional grading or placing the residences on slabs raised approximately four feet above grade, which would make it difficult to build a residence in compliance with the South San Gabriel CSD standards for height above finished grade. The Commission and Mr. Burger discussed options which would further mitigate stormwater runoff, such as permeable pavement, planter wells, and bioswales.
19. During the March 10, 2010 Commission public hearing, Mr. Burger noted the applicant's request for waiver of sidewalks, and stated that Public Works had no objection to the Commission waiving the sidewalks as there are no sidewalks existing along private Sunside Drive.
20. After all testimony and discussion on March 10, 2010, the Commission closed the public hearing and approved Tentative Tract Map No. 063876 by a vote of 4-0-1 (Valadez absent).
21. The Commission finds that a flag lot configuration is justified by the shape of the subject property. The existing rectangular lot contains sufficient gross and net area for five single-family lots, with each lot meeting the 5,000 square feet minimum required net lot area of the A-1 zone. The rectangular shape of the subject property does not allow all five lots to have 50 feet of street frontage required for single-family lots in the A-1 zone. The flag lot configuration is used to overcome the street frontage limitation imposed by the shape of the property. Therefore, Lot Nos. 3, 4, and 5 are approved as flag lots with a minimum street frontage of 10 feet with a combined total of 30 feet of frontage along Sunside Drive. The proposed flag lot design is also appropriate for this project because the existing topography of the subject property mitigates against a design which would have the flag lot driveway through the middle of the property, and that approval of this flag lot design does not set a precedent for this type of flag lot design within the South San Gabriel CSD.

22. The Commission finds that the sidewalk improvement is not required as there are no existing sidewalks along Sunside Drive.
23. The Commission finds that the use of pervious concrete pavement as well as planter wells and/or bioswales along the flag lot driveway along the southeasterly portion would minimize the effects of stormwater runoff on the subject property.
24. The Commission finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
25. All future development will be subject to the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances requirements prior to building permit issuance.
26. The proposed development is compatible with surrounding land use patterns.
27. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be served by public water facilities to meet anticipated domestic and fire protection needs.
28. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
29. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
30. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
31. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

32. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
33. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
34. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on the Initial Study, a Negative Declaration has been prepared for this project, as there are no significant impacts pursuant to CEQA reporting requirements.
36. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California, 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Tentative Tract Map No. 063876 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS:**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") including the area requirements of the A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zone and the South San Gabriel Community Standards District ("CSD").
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. The subdivider shall provide proof of demolition of all existing structures to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.
4. Lot Nos. 3, 4, and 5 are approved as flag lots. The flag lots shall each have a 10-foot wide fee access strip. The flag lots will each have 10 feet of street frontage on Sunside Drive.
5. The subdivider shall provide reciprocal easements over the multiple access strips for the benefit of the lots served. The subdivider shall submit a letter to the Regional Planning agreeing to record the easements in documents when the lots are sold.
6. The subdivider shall provide for maintenance of the common driveways through a maintenance agreement by the owners of the lots. The subdivider shall submit a copy of the draft agreement to be recorded to Regional Planning, prior to final map recordation.
7. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the tentative map, dated July 8, 2009, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").
8. The subdivider shall label the private driveway and fire lane as a "Private Driveway and Fire Lane" on the final map.
9. The subdivider shall post the private driveway and fire lane as "No Parking-Fire Lane" and provide for continued enforcement through a maintenance agreement to be recorded on the property. The subdivider shall submit a copy of the draft maintenance agreement to Regional Planning for review prior to final map approval.
10. The subdivider or successor in interest shall plant at least one tree of a

non-invasive species in the front yard of each 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 Regional Planning 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.

11. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in Planning Area No. 3, in the amount required by Chapter 22.72 at the time of payment (currently \$800 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
12. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
13. Within three days after approval, the subdivider shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
14. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold

harmless the local agency.

15. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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

The following reports consisting of 11 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. Delineate proof of access to a public street on the final map.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
11. Extend lot lines to Sunside Drive (a private and future street) to the satisfaction of the Department of Regional Planning.
12. Grant ingress/egress and utility easements to the public over the private and future streets.
13. Quitclaim or relocate easements running through proposed structures.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. 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.

<sup>HW</sup>  
Prepared by Henry Wong

Phone (626) 458-4918

Date 07-28-2009



## COUNTY OF LOS ANGELES

### DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO: 063876

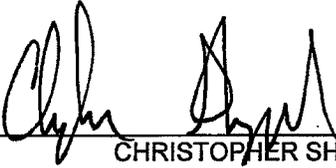
REVISED TENTATIVE MAP DATE: 7/08/2009

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

Approval of this map pertaining to drainage is recommended.

#### **Prior to Improvement Plans Approval:**

1. Comply with the requirements of the revised drainage concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan which was conceptually approved on 05/14/09 to the satisfaction of Public Works.
2. Developer shall design the project to utilize pervious concrete pavement. In addition, the project shall utilize planter wells and/or bioswales along the driveway at the southeasterly portion of the project to the maximum extent feasible. The pervious concrete pavement shall be designed using a live load of 75,000 lbs. The design for the pervious concrete pavement and planter wells/bioswales shall be to the satisfaction of the Dept of Public works and the Fire Department.

Name  Date 3/15/10 Phone (626) 458-4921

CHRISTOPHER SHEPPARD

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

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

MDE

Name David Esfandi Date 7/21/09 Phone (626) 458-4921

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

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 63876  
SUBDIVIDER Hanh Le  
ENGINEER EGL  
GEOLOGIST EGL  
SOILS ENGINEER EGL

TENTATIVE MAP DATED 7/8/09 (Rev.)  
LOCATION South San Gabriel  
GRADING BY SUBDIVIDER Y (Y or N)  
REPORT DATE 12/18/06, 3/2/06  
REPORT DATE 12/18/06, 3/2/06

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports\*).
5. The Soils Engineering review dated 7/16/09 is attached.

Prepared by   
Charles Nestle

Reviewed by \_\_\_\_\_ Date 7/16/09

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 6.0  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 63876  
Location South San Gabriel  
Developer/Owner Hanh Lee  
Engineer/Architect EGL  
Soils Engineer EGL  
Geologist Same as above

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 7/8/09  
Soils Engineering Report Dated 12/18/06, 3/2/06  
Previous Review Sheet Dated 4/8/09

ACTION:

Tentative Map feasibility is recommended for approval.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.

Reviewed by \_\_\_\_\_



Date 7/16/09

**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:\Yosh\63876 Tent\Tc

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

1. We have no objection waiving the sidewalk requirements.
2. Make an offer of private and future right of way 30 feet from centerline along the property frontage on Sunside Drive. Fifteen feet of private and future right of way beyond the existing private street is required along the property frontage.
3. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
4. Close any unused driveway with standard curb and gutter along the property frontage on Sunside Drive to the satisfaction of Public Works.
5. Construct curb, gutter, base, pavement and re-construct the existing partially paved and broken or damaged pavement along the property frontage on Sunside Drive to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from centerline. A minimum of 24 feet of pavement is required along the property frontage on Sunside Drive. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
6. Construct a minimum of 24 feet of offsite pavement on Sunside Drive to join Potrero Grande Drive if not already improved by TR 43749, to the satisfaction of the Fire Department and Public Works. Where offsite permission is not acquired for the offsite paving, permission is granted to modify the improvements to the satisfaction of the Fire Department and Public Works.
7. The proposed reduction of 18 feet from centerline of paved roadway along the property frontage on Sunside Drive (option 1 as shown on the tentative map cross section E-E), due to the hardship in obtaining the off-site construction easement, must be approved by Public Works and the Fire Department prior to final map recordation.
8. Construct driveways to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Sunside Drive to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Sunside Drive to the satisfaction of Public Works. Existing trees inside the existing right of way shall be removed and replaced if not acceptable as street trees.

10. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sunside Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
11. Underground (along property frontage) all existing distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
12. Install postal delivery receptacles in groups to serve two or more residential lots.

PC

Prepared by Patricia Constanza  
tr63876r-rev5(rev'd 03-15-10).doc

Phone (626) 458-4921

Date Rev. 03-15-2010

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

- A sewer area study for the proposed subdivision (PC11945as, dated 06-21-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

*HW*

Prepared by Tony Khalkhali  
tr63876s-rev5.doc

Phone (626) 458-4921

Date 07-27-2009

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 lots 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 lot.
3. If required, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

*HR*

Prepared by Lana Radle  
tr63876w-rev5.doc

Phone (626) 458-4921

Date 07-24-2009



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP - Donald

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63876 Map Date July 08, 2009

C.U.P. \_\_\_\_\_ Map Grid 0296B

- 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: Access as indicated on the Tentative Map is adequate.

By Inspector: Juan C. Padilla Date July 29, 2009

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63876 Tentative Map Date July 08, 2009

Revised Report

- Checkboxes for fire flow requirements, hydrant installation, and testing procedures.

Comments: Per San Gabriel Valley Water Company fire flow test, the water system is capable to supply the required fire flow but the existing fire hydrant exceed the distance for lot frontage coverage. Install a new public fire hydrant as indicated on the Tentative Map. The fire hydrant shall be installed and tested OR bonded for prior to Final Map clearance.

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 July 29, 2009



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>63876</b>	DRP Map Date: <b>07/08/2009</b>	SCM Date: <b>07/30/2009</b>	Report Date: <b>07/27/2009</b>
Park Planning Area #	<b>6</b>	<b>WHITTIER NARROWS</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:	0.04
IN-LIEU FEES:	\$11,322

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$11,322 in-lieu fees.

Trails:

No trails.

Comments:

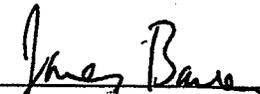
Proposed 5 single family lots, with credit for 1 existing house to be removed; net density increase of 4 units.

\*\*\*Advisory:

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

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

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

By:   
James Barber, Land Development & Acquisitions

Supv D 1st  
July 28, 2009 17:00:46  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>63876</b>	DRP Map Date: <b>07/08/2009</b>	SMC Date: <b>07/30/2009</b>	Report Date: <b>07/27/2009</b>
Park Planning Area # <b>6</b>	<b>WHITTIER NARROWS</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) Ratio 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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

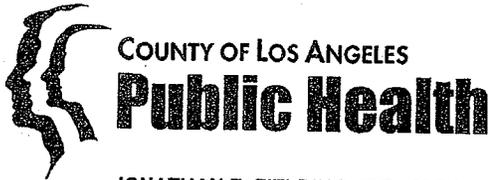
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.65	0.0030	4	0.04
M.F. < 5 Units	2.65	0.0030	0	0.00
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	2.32	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.04</b>

Park Planning Area = 6 WHITTIER NARROWS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$283,057	<b>\$11,322</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
0.04	0.00	0.00	0.04	\$283,057	<b>\$11,322</b>



COUNTY OF LOS ANGELES

# Public Health

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

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

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



BOARD OF SUPERVISORS

Gloria Molina  
First District

Mark Ridley-Thomas  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

July 13, 2009

RFS No. 09-0018111

Tract Map No. 063876

Vicinity: South San Gabriel

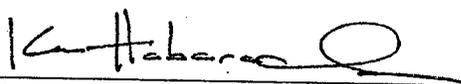
Tentative Tract Map Date: July 8, 2009 (5<sup>th</sup> Revision)

- Public Health recommends approval of this project.  
 Public Health does **NOT** recommend approval of this project.

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 063876** is cleared for public hearing. The following conditions still apply and are in force:

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

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

  
Ken Habaradas, REHS  
Bureau of Environmental Protection

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

**NEGATIVE DECLARATION**

**PROJECT NUMBER:** TR063876 / RENVT200600018 / RCUPT200600273

1. **DESCRIPTION:**

*Application for tentative tract map to create five single-family residential lots including three flag lots. Water and sewer services will be connected to public systems. Two of the proposed lots will be accessed directly from Sunside Drive and the three proposed flag lots will be accessed from a single, common driveway that will be off of Sunside Drive. Proposed grading includes approximately 575 cubic yards of cut, 1,320 cubic yards of fill, and 745 cubic yards of import. Implementation of this subdivision will include the demolition of an existing on-site single-family residence. Project site is located within the South San Gabriel Community Standard District.*

2. **LOCATION:**

*7648 Sunside Drive, South San Gabriel*

3. **PROPONENT:**

*Hanh Le  
8210 Lea Court  
Rosemead, CA 91770*

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

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

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

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

**PREPARED BY:** *Christina D. Tran*

**DATE:** *December 2, 2009*



**\*\*\* INITIAL STUDY \*\*\***

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

GENERAL INFORMATION

I.A. Map Date: July 8, 2009 Staff Member: Christina D. Tran  
Thomas Guide: 636 E-4 USGS Quad: El Monte  
Location: 7648 Sunside Dr., South San Gabriel

Description of Project: Application for tentative tract map to create five single-family residential lots including three flag lots. Water and sewer services will be connected to public systems. Two of the proposed lots will be accessed directly from Sunside Drive and the three proposed flag lots will be accessed from a single, common driveway that will be off of Sunside Drive. Proposed grading includes approximately 575 cubic yards of cut, 1,320 cubic yards of fill, and 745 cubic yards of import. Implementation of this subdivision will include the demolition of an existing on-site single-family residence. Project site is located within the South San Gabriel Community Standard District.

Gross Acres: 1.05 acre  
Environmental Setting: Project site is located in an urbanized area with no significant natural habitat. There is one existing single-family resident developed onsite which will be removed prior to construction. Surrounding land uses consist of single-family residences, multi-family residences, a senior housing adjacent to the south, commercial establishments, and utility/nursery facilities.

Zoning: A-1 (Light Agriculture)  
General Plan: Low Density Residential  
Community/Area wide Plan: N/A

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
<u>TR44845/86413</u>	<u>1 SF lot w/ 5 units on .89 acre (3-25-88 recorded)</u>
<u>TR46498/OT88203</u>	<u>7 SF lots on 1.13 acre (8-16-89 recorded)</u>
<u>CP03-295</u>	<u>2 story multi-purpose hall &amp; minister facility (3-23-05 approved)</u>
<u>TR061059/04-148</u>	<u>1 MF (5 detached NC) [pending]</u>
<u>TR54380/03-148</u>	<u>1 MF lot (8 NC) [pending]</u>

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

**REVIEWING AGENCIES**

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Monterey Park*
- Montebello Unified School District*
- San Gabriel Valley Water District*
- 
- 
- 

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- 
- 
- 
- 
- 
- 

County Reviewing Agencies

- Subdivision Committee
- DPW:
- Sanitation District*
- Health Services: Environmental Hygiene*
- 
-

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

### 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.

- Development Policy Map Designation: Conservation / Maintenance
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- 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, in as much 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 Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christine Gram Date: 3-6-07

Approved by: Paul L. McCarthy Date: 3-6-07

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 - 3. Fire**

**SETTING/IMPACTS**

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

**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



**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

*The existing residence to be removed is not listed as an historical property on the state and national registry*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

---



---



---



---

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Visual Report

Compatible Use

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design     Traffic Report

Consultation with Traffic & Lighting Division

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

---



---



---

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

*Applicant shall comply with all requirements of the Subdivision Committee*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**  
 Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

**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?

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

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

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

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

---



---



---

**CONCLUSION**

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

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

## MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

### CONCLUSION

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

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