



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 3, 2010

TO: Community Library Manager
San Gabriel Community Library
500 S. Del Mar Ave.
San Gabriel, CA 91776-2408

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

**SUBJECT: PROJECT NO. TR063876 - (1)
TENTATIVE TRACT MAP NO. 063876
7648 Sunside Drive, South San Gabriel.**

The subject project is scheduled for a Public Hearing before the Los Angeles County Regional Planning Commission on March 10, 2010.

Please have the materials listed below available to the public through March 22, 2010.

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

Thank you.

- Attachments:
1. Draft factual
 2. Notice of public hearing
 3. Draft staff report
 4. Draft conditions
 5. Environmental Documentation
 6. Flag lot supplemental information form
 7. Copy of final map for TR 43749
 8. Copy of Tentative Tract Map No. 063876, dated July 8, 2009
 9. Land use map



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

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

Richard J. Bruckner
Director

**PROJECT NO. TR063876 – (1)
TENTATIVE TRACT MAP NO. 063876
ENVIRONMENTAL ASSESSMENT CASE NO. 200600018**

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on March 10, 2010, at 9:00 a.m., in Room 150, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

Environmental Determination: A Negative Declaration has been prepared pursuant to State and County Environmental Reporting Guidelines.

Description of Proposal: The tract map proposes to create five single-family lots, including three flag lots, on 1.05 gross acres.

Location of Property: 7648 Sunside Drive, South San Gabriel, within the South San Gabriel Zoned District.

These cases do 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: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress 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 you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

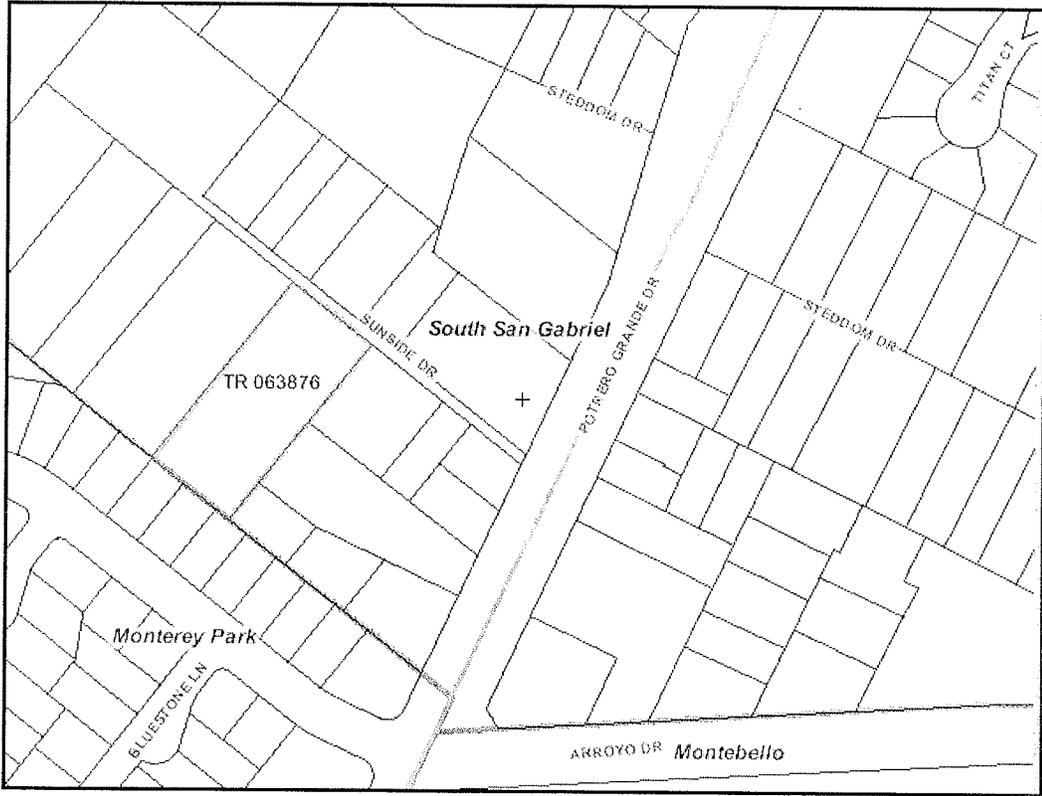
Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning February 8, 2010 at the San Gabriel Community Library, 500 S. Del Mar Avenue, San Gabriel, CA 91776-2408. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

Richard J. Bruckner
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 Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 5 lotes en 1.05 acres. La audiencia publica para considerar el proyecto se llevara acabo el 10 de marzo de 2010. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP





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

PROJECT NO. TR063876 - (1)
TENTATIVE TRACT MAP NO. 063876
ENVIRONMENTAL ASSESSMENT CASE NO. 200600018

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE	

APPLICANT Hahn T. Le	OWNERS Hahn T. Le, Jade Yuh-Huey Cheng, Doung Xat Le, Lily Bach Le	REPRESENTATIVE Thang Le, PE
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REQUEST
 TENTATIVE PARCEL MAP: To create five single family lots, including three flag lots, on 1.05 gross acres

LOCATION/ADDRESS 7648 Sunside Drive, South San Gabriel	ZONED DISTRICT South San Gabriel
ACCESS Sunside Drive; Portrero Grande Drive.	COMMUNITY South San Gabriel
SIZE 1.05 acres gross/0.74 net acres	EXISTING ZONING A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area)
EXISTING LAND USE Vacant	SHAPE Rectangular
	TOPOGRAPHY Flat

SURROUNDING LAND USES & ZONING

North: Single-family residences, vacant lots, multi-family residences, Southern California Edison powerline right of way / A-1, C-3 (Unlimited Commercial), R-A (Residential Agricultural - 5,000 Square Foot Minimum Required Lot Area)	East: Single-family residences, one multi-family residence, commercial / A-1, C-3
South: Single-family residences; commercial, City of Montebello, City of Monterey Park / A-1, C-3, R-3-30U-DP (Limited Multi-family-30 Dwelling Units Per Acre Maximum Density--Development Program)	West: Single-family residences, water tanks / A-1, P (Publicly Owned Property)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Low Density (1 to 6 du/ac)	6 DU	Yes

ENVIRONMENTAL STATUS:
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The tentative tract map dated July 8, 2009, depicts five single-family lots, including three flag lots, which range in size from 6,294 square feet to 6,556 square feet net area. Lots will be accessed by individual driveways from Sunside Drive, a 30-foot wide private street, connecting with Portrero Grande, a 100 foot wide major highway, as depicted on the Los Angeles County Master Plan of Highways. The subject property is vacant. Approximately 575 cubic yards of cut grading and 1,320 yards of fill grading is proposed. The additional 745 cubic yards of fill grading will be imported. Lot nos. 3, 4, and 5 are proposed as flag lots. The applicant has supplied a flag lot supplemental information form to support this proposal.

- KEY ISSUES**
- The project is in the South San Gabriel Community Standards District ("CSD").
 - Lot nos.3, 4, and 5 are proposed as flag lots.

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

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2
- Street improvements ___ Paving _X_ Curbs and Gutters _X_ Street Lights
- _X_ Street Trees _____ Inverted Shoulder _X_ Sidewalks _____ Off Site Paving _____ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress

PROJECT NO. TR063876 - (1)
TENTATIVE TRACT MAP NO. 063876
DRAFT STAFF ANALYSIS
FOR MARCH 10, 2010 REGIONAL PLANNING COMMISSION
PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Hahn Le, proposes to create five single-family lots, including three flag lots, on approximately 1.05 gross acres. The proposal requires approval of Tentative Tract Map No. 063876 ("TR 063876") for the subdivision.

The subject property is located at 7648 Sunside Drive, within the South San Gabriel Community Standards District ("CSD") within the South San Gabriel Zoned District.

Major project features include:

- The subject property is within the South San Gabriel CSD. Lot 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 at the building permit stage.
- Lot nos. 3, 4, and 5 are proposed as flag lots.

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

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 7648 Sunside Drive, San Gabriel within the South San Gabriel CSD within the South San Gabriel Zoned District.

Physical Features: The subject property is approximately 1.05 gross acres (0.74 net acres) in size and comprised of one lot. It is currently vacant. The property is rectangular in shape with flat terrain.

Access: Access to the parcels will be from Sunside Drive, a 30 foot wide private street, connecting with Portrero Grande, a 100 foot wide major highway, as depicted on the Los Angeles County Master Plan of Highways.

Services: Domestic water service will be provided by San Gabriel Valley Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No.15. The project is within the boundaries of the Montebello Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of TR 063876 to create five single-family lots, including three flag lots, on approximately 1.05 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area).

Surrounding Zoning:

NORTH: A-1, C-3 (Unlimited Commercial), and R-A (Residential Agricultural - 5,000 Square Foot Minimum Required Lot Area).

EAST: A-1 and C-3.

SOUTH: A-1, C-3, R-3-30U-DP (Limited Multiple Family - 30 Dwelling Units Per Net Acre - Development Program), City of Montebello, and City of Monterey Park.

WEST: A-1 and P (Public Facilities).

EXISTING LAND USES

Subject Property: The subject property consists of one lot, which is vacant.

Surrounding Properties:

NORTH: Single-family residences, multi-family residences, vacant lots, and a Southern California Edison powerline right of way.

EAST: Single-family residences, one multi-family residence, and commercial.

SOUTH: Single-family residences, commercial, City of Montebello, and City of Monterey Park.

WEST: Single-family residences and water tanks.

PREVIOUS CASE/ZONING HISTORY

The A-1 zone became effective on November 19, 1948, following the adoption of Ordinance No. 5214 on October 19, 1948.

The South San Gabriel CSD became effective on March 29, 2001, following the adoption of Ordinance No. 2001-0022 on February 27, 2001.

Conditional Use Permit (“CUP”) Case No. 200600273, for grading import, was originally filed on this project, but was withdrawn by the applicant on September 18, 2008, as staff advised him this CUP was no longer necessary as the proposed import grading no longer exceeded the 1,000 cubic yard threshold which would require a grading import CUP.

PROJECT DESCRIPTION

TR 063876, dated July 8, 2009, depicts a residential development of five single-family lots, including three flag lots, on approximately 1.05 gross acres (0.74 net acres). The lots will range in size from 6,294 square feet to 6,556 square feet net area. Lots nos. 1 and 2 will be accessed by individual driveways directly from Sunside Drive, a 30 foot

wide private street, connecting with Portrero Grande, a 100 foot wide major highway, as depicted on the Los Angeles County Master Plan of Highways. Lot nos. 3, 4, and 5 are proposed as flag lots. The flag lots will each have a 10-foot wide fee access strip and 10 feet of street frontage on Sunside Drive. The project site is vacant. Approximately 575 cubic yards of cut grading and 1,320 yards of fill grading is proposed. The additional 745 cubic yards of fill grading will be imported.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential—One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan (“General Plan”). This category of the General Plan identifies areas particularly suitable for single-family housing units and is intended to maintain the character of existing low-density residential developments with densities of up to six dwelling units per acre maximum density. The applicant’s proposal to create five lots, approximately five dwelling units per acre, is consistent with the density allowed under the land use category.

Applicable General Plan goals and policies include:

Land Use and Urban Development Pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (page G-14, policy no. 17)

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities). (page G-16, policy no. 43)

Housing and Community Development

- Promote the provision of an adequate supply of housing by location, type and price. (page G-16, policy no. 47)

Compatibility of Development

- Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws. (page LU-11, policy no. 18)

SOUTH SAN GABRIEL CSD

Pursuant to Section 22.44.131 of the Los Angeles County Code (“County Code”), the applicant must meet all applicable development standards of the CSD at the building permit stage. These development standards include:

- Front yard landscaping: The required front yard shall contain a minimum of 50 percent landscaping.

- Front yard depth: The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in County Code Section 22.20.120.
- Side yard width: Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
- Measurement of grade height: Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
- Maximum number of stories: The maximum number of stories above grade shall be two. As provided in County Code Section 22.08.190, "story" includes a basement but not a cellar.
- Gross Structural Area ("GSA"): GSA may not exceed $(0.25 \times \text{net area of a lot}) + 1,000$ square feet.
- Lot coverage: Lot coverage may not exceed $(0.25 \times \text{net area of a lot}) + 1,000$ square feet.

ENVIRONMENTAL DOCUMENTATION

This project has received a Negative Declaration pursuant to CEQA and the Los Angeles County Environmental Guidelines. A Negative Declaration means that the project will not have a significant effect on the environment.

COUNTY DEPARTMENTS, AGENCY COMMENTS, AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). The Subdivision Committee has reviewed the tentative parcel map dated July 8, 2009 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On February 3, 2010 approximately 200 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property, as well as those on the courtesy mailing list. The public hearing notice was scheduled to be published in the San Gabriel Valley Tribune on February 8, 2010 and La Opinion on February 5, 2010. Project materials, including the tentative tract map, land use map and recommended conditions were mailed to the San Gabriel Community Library, 500 S. Del Mar Ave. San Gabriel, CA 91776-2408 on February 3, 2010. The subject property must be posted

with a hearing notice fronting Sunside Drive prior to February 8, 2010. Public hearing materials were also posted on Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

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

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The proposed density of five dwelling units is consistent than the maximum of six dwelling units permitted on the subject property. The proposed project is also consistent with the existing lot sizes and character of the surrounding area. Requirements of the CSD will be met at the building permit stage. This project will be subject to the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low Impact Development Ordinances at the building permit stage.

County Code Section 21.24.320 allows flag lots where the shape of the division of land justifies the flag lot. The rectangular shape of the subject property justifies the flag lot configuration in that, though the existing lot contains sufficient gross and net area for five single-family lots, the shape of the lot does not allow all five lots to have the 50 feet of street frontage required for single family lots in the A-1 zone. Thus, the flag lot configuration is used to overcome the street frontage limitation imposed by the shape of the property. An adjacent recorded five-lot subdivision to the west of the subject property, TR 43749, includes three flag lots. A copy of this final map is attached. The applicant has provided a flag lot supplemental information form (attached) to support his request for three flag lots.

STAFF RECOMMENDATION

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

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration, and approve Tentative Tract Map No. 063876 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft Conditions
- Tentative Tract Map No. 063876, dated July 8, 2009
- Land Use Map
- Environmental Documentation
- Flag lot supplemental information form
- Copy of final map for TR 43749

SMT:dck

2/3/ 2010

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) including the area requirements of the A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zone and the South San Gabriel Community Standards District ("CSD").
2. This grant shall not be effective for any purpose until the required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 14 and 15 shall be effective immediately upon final approval of this grant by the County.
3. 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.
4. Lot Nos. 3, 4, and 5 are approved as flag lots with a street frontage of 10 feet. Lot Nos. 3, 4, and 5 shall have fee access strips of at least 10 feet in width.
5. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Los Angeles County Department of Regional Planning ("Regional Planning") agreeing to record the easements in documents when the lots are sold.
6. Provide for maintenance of the common driveways through a maintenance agreement by the owners of the lots. 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. Submit a copy of the draft maintenance agreement to Regional Planning for review prior to final map approval.

10. Within three (3) 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.
11. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved 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.
12. 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 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 and provide proof of payment to the Department of Regional Planning [*NOTE: State current fee*]. 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.
13. 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 \$150.00 per inspection).
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.
 - c. 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, Los Angeles County Fire Department, 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.

Prepared by ^{+HW} Henry Wong
tr63876L-rev5.doc

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

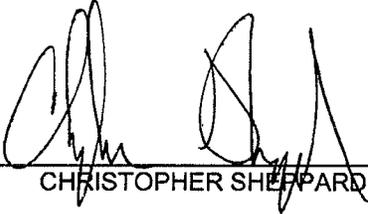
DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

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.

Name _____ Date 7/16/2009 Phone (626) 458-4921


CHRISTOPHER SHEPARD

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
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

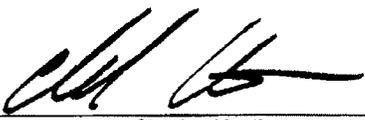
TENTATIVE TRACT MAP 63876
SUBDIVIDER Hanh Le
ENGINEER EGL
GEOLOGIST EGL
SOILS ENGINEER EGL

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  Reviewed by _____ Date 7/16/09
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 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:

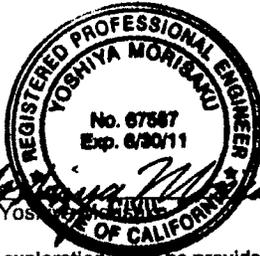
Revised Tentative Tract Map Dated by Regional Planning 7/8/09
Soils Engineering Report Dated 12/18/06, 3/2/06
Previous Review Sheet Dated 4/8/09

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 TentTc

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

1. 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.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Close any unused driveway with standard curb and gutter along the property frontage on Sunside Drive to the satisfaction of Public Works.
4. Construct curb, gutter, base, pavement, and sidewalk (5 feet sidewalk adjacent to the curb) 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.
5. 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.
6. 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.
7. Construct driveways to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Sunside Drive to the satisfaction of Public Works.
8. 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.

9. 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.
10. 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.
11. Install postal delivery receptacles in groups to serve two or more residential lots.

 Prepared by Patricia Constanza
tr63876r-rev5(rev'd 08-06-09).doc

Phone (626) 458-4921

Date Rev. 08-06-2009

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.

HW

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

PP - 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



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 specifications, and installation details.

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 #	63876	DRP Map Date: 07/08/2009	SCM Date: 07/30/2009	Report Date: 07/27/2009
Park Planning Area #	6	WHITTIER NARROWS	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
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 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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

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

By: James Barber
James Barber, 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 #	63876	DRP Map Date:	07/08/2009	SMC Date:	07/30/2009	Report Date:	07/27/2009
Park Planning Area #	6	WHITTIER NARROWS			Map Type: REV. (REV RECD)		

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

(P)people x (0.003) Ratio x (U)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

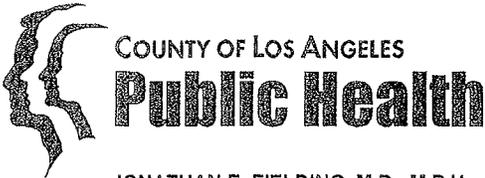
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.65	0.0030	4	0.04
M.F. < 5 Units	2.65	0.0030	0	0.00
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	2.32	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.04

Park Planning Area = **6 WHITTIER NARROWS**

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

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$283,057	\$11,322



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 (5th 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 245 cubic yards of import. Implementation of this subdivision will include the demolition of an existing on-site single-family residence. On-site drainage requires the use of a SUMP pump. 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 245 cubic yards of import. Implementation of this subdivision will include the demolition of an existing on-site single-family residence. On-site drainage requires the use of a SUMP pump. 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

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"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: Christina Bran Date: 3-6-07

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

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

Determination appealed – see attached sheet.

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <hr/> <i>Garvey Reservoir approximately 1 mile west of site; Whittier Narrows Dam is approximately 1.5 mile east of site</i> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – 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 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 **flood (hydrological)** 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

- Industrial Waste Permit
- Plumbing Code – Ordinance No.2269
- Health Code – Ordinance No.7583, Chapter 5
- 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 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?
				<hr/> <hr/> <hr/>

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. 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. 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 that 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.	<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?
				<hr/> <hr/> <hr/> <hr/> <hr/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input 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 **land use** factors?

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

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

SETTING/IMPACTS

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

Flag Lot Supplemental Information

PM 63876 Property Description:

PM 63876 is a rectangular lot with dimension 134' by 300'. It has no access to public right of way. It is enclosed by adjacent private properties on three sides and a private street (Sunside Drive) on the front side owned by the San Gabriel Valley Water Company. The property has road access to/from Sunside. The proposed flag lots subdivision will require another private driveway for access to/from Sunside Drive.

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

Yes, the proposed flag lot design will be consistent with the current topography. It is designed to match the current water flow and drainage. The Department of Public Works has already approved the PM63876 Drainage Concept/Hydrology Study last October 2007 because it keeps water drainage pattern consistent with its current condition.

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

Yes, as preferred by Regional Planning, each new lot will be at least 55 feet wide and 130 feet deep. Each lot will have a minimum net area of 6500 square feet, more than the 5000 square feet minimum requirement. This design also complies with the standard density area permitted.

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

No, the front two lots will face Sunside Drive. This will keep the front lots consistent with other properties on Sunside Drive. There will be a proposed 30 feet driveway which conforms to Regional Planning requirement of 10 feet fee access for each of the other three back lots.

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

There are to be three from TR 43749.

1321/3

1321 3

5 LOTS
43,591 S.F. GRO:3S

SHEET 1 OF 3 SHEETS

TRACT NO. 43749

IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 68 OF TRACT NO. 701 AS PER
MAP RECORDED IN BOOK 16, PAGES 110 AND 111 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

41 JUN 03
1321
3-5

06 1773036
06 1773036

LOS OF
Registration
14.00

MAP & OFFER

OWNER'S CERTIFICATE

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY OFFER TO THE PUBLIC USE THE PRIVATE AND FUTURE STREETS SHOWN ON SAID MAP, RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORDINARILY PLACED IN PUBLIC STREETS, UNTIL SUCH TIME AS SAID STREET IS ACCEPTED AND OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE AND FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE ALSO GRANT TO THE GENERAL PUBLIC, A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES IN THE REAL PROPERTY HEREIN OFFERED AS "PRIVATE AND FUTURE STREET" TO SAID COUNTY; SUBJECT, HOWEVER, TO THE FOLLOWING:

- UPON THE RECORDATION OF A RESOLUTION OF ACCEPTANCE BY THE COUNTY OF LOS ANGELES OF THE ABOVE OFFER TO DEDICATE, THE GRANT OF NONEXCLUSIVE EASEMENT HEREIN CONTAINED SHALL TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT.
- IF THE COUNTY OF LOS ANGELES ABANDONS ITS RIGHT TO ACCEPT THE OFFER OF DEDICATION, THE OWNER SPECIFICALLY RESERVES THE RIGHT TO WITHDRAW THE ABOVE GRANT OF NONEXCLUSIVE EASEMENT BY RECORDING A NOTICE OF REVOCATION THEREOF IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES. UPON SUCH RECORDATION, THE GRANT SHALL BE DEEMED CONCLUSIVELY REVOKED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOT 5.

AND ALSO DEDICATE TO THE COUNTY OF LOS ANGELES THE EASEMENT FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

SUNSIDE CREST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

THOMAS CHEUNG, MANAGING MEMBER

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNSIDE CREST, LLC ON SEPTEMBER 11, 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DENNIS C. FARNSWORTH RCE 31653 EXP. 12/31/06

DATED 7/17/06



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N24°43'35"E OF THE CENTERLINE OF POTRERO GRANDE DRIVE AS SHOWN ON TRACT NO. 35715, M.B. 920-7-8.

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



DATE 8/8/06

COUNTY ENGINEER
BY Jeffrey L. Deacon
DEPUTY
L.S. NO. 7395
EXPIRES: 12/31/07

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON July 18, 2006 BEFORE ME, ALINA T. CHU, A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS CHEUNG, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, NOTARY PUBLIC IN AND FOR SAID STATE
NAME ALINA T. CHU (PRINT NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES Dec 18, 2009
MY COMMISSION NO. 16231LR

SIGNATURE OMISSIONS NOTE

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (a) 3A (I-VIII), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN IN TO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

- ELIZABETH HITE, EASEMENT HOLDER FOR ROAD PURPOSES, RECORDED FEBRUARY 17, 1919, IN BOOK 6798, PAGE 178 OF DEEDS, OFFICIAL RECORDS.
- POTRERO HEIGHTS WATER COMPANY, EASEMENT HOLDER FOR WATER PIPES AND CONDUITS PURPOSES, RECORDED JUNE 21, 1937, IN BOOK 15083, PAGE 82 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a) 3C OF THE SUBDIVISION MAP ACT.

- COURTRIGHT HITE AND MONICA S. HITE, HOLDER OF INTEREST IN OR RIGHTS TO WATER, MINERALS, WHICH MAY INCLUDE BUT NOT LIMITED TO, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, RECORDED JULY 15, 1944, IN BOOK 21122, PAGE 46 OF OFFICIAL RECORDS.

IN RE TRACT NO. 43749 IT IS ORDERED THAT THE MAP OF TRACT NO. 43749 IS HEREBY APPROVED

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

THE COUNTY OF LOS ANGELES CONSENTS TO THE RECORDATION OF THE WITHIN OFFER TO DEDICATE, THAT THE OFFERS OF DEDICATION SHOWN ON SAID MAP AND HEREIN OFFERED FOR DEDICATION BE AND THE SAME IS HEREBY REJECTED. THIS CONSENT IS NOT AN ACCEPTANCE OF THE OFFER TO DEDICATE.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD

August 8, 2006
EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Jeffrey L. Deacon DEPUTY
I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 7025.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. /PARCEL MAP NO. 43749 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Jeffrey L. Deacon 8-8-06 DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66498 AND 66499 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Jeffrey L. Deacon 8-8-06 DEPUTY



1321/4

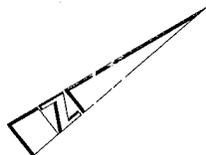
1321 4

SCALE: 1" = 50'

SHEET 2 OF 3 SHEETS

TRACT NO. 43749

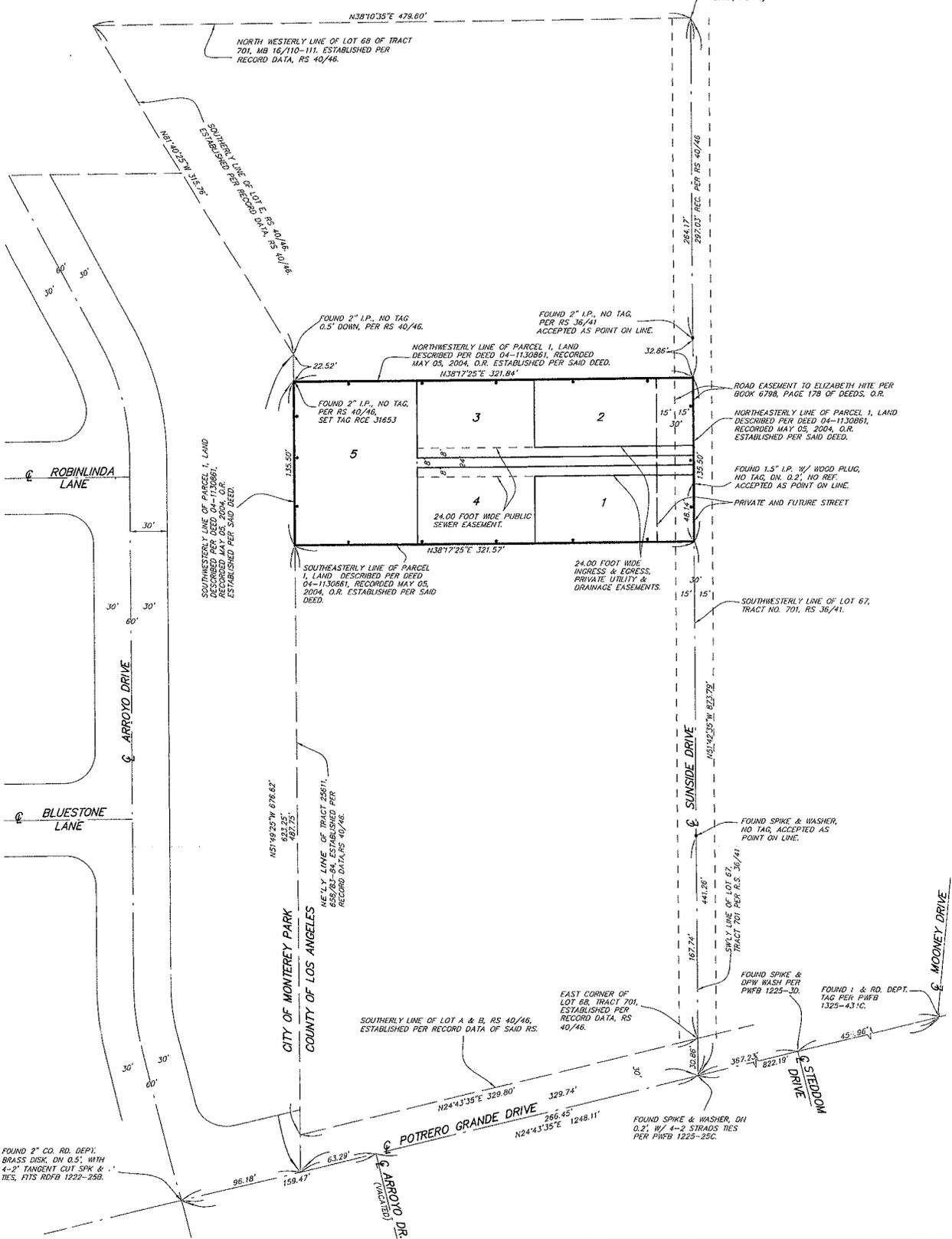
IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY
STATE OF CALIFORNIA



ENGINEERING NOTES

INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP.

NORTH CORNER OF LOT 58,
TRACT 701, MB 16/110-1-1,
SEARCHED FOUND NOTHING,
ESTABLISHED PER RECORD
DATA, RS 40/46.



FOUND 2" CO. RD. DEPT.
BRASS DISK, DN 0.5', WITH
4-2" TANGENT CUT SPIK &
IES, FITS RDFB 1222-258.

FOUND SPIKE & WASHER, DN
0.2', W/ 4-2 STRADS TIES
PER PWF 1225-25C.

FOUND SPIKE & WASHER,
NO TAG, ACCEPTED AS
POINT ON LINE.

FOUND SPIKE & WASHER,
NO TAG, ACCEPTED AS
POINT ON LINE.

FOUND SPIKE & WASHER,
NO TAG, ACCEPTED AS
POINT ON LINE.

FOUND SPIKE & WASHER,
NO TAG, ACCEPTED AS
POINT ON LINE.

FOUND 1.5" I.P. W/ WOOD PLUG,
NO TAG, DN 0.2', NO REF.
ACCEPTED AS POINT ON LINE.

FOUND 2" I.P., NO TAG,
PER RS 36/41
ACCEPTED AS POINT ON LINE.

FOUND 2" I.P., NO TAG,
PER RS 36/41
ACCEPTED AS POINT ON LINE.

FOUND 2" I.P., NO TAG,
PER RS 40/46,
SET TAG RCE 31653

FOUND 2" I.P., NO TAG,
PER RS 40/46,
SET TAG RCE 31653

FOUND 2" I.P., NO TAG,
PER RS 40/46,
SET TAG RCE 31653

TRACT NO. 43749

IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY
STATE OF CALIFORNIA

SCALE: 1" = 20'
43,591 S.F. GROSS
34,930 S.F. NET



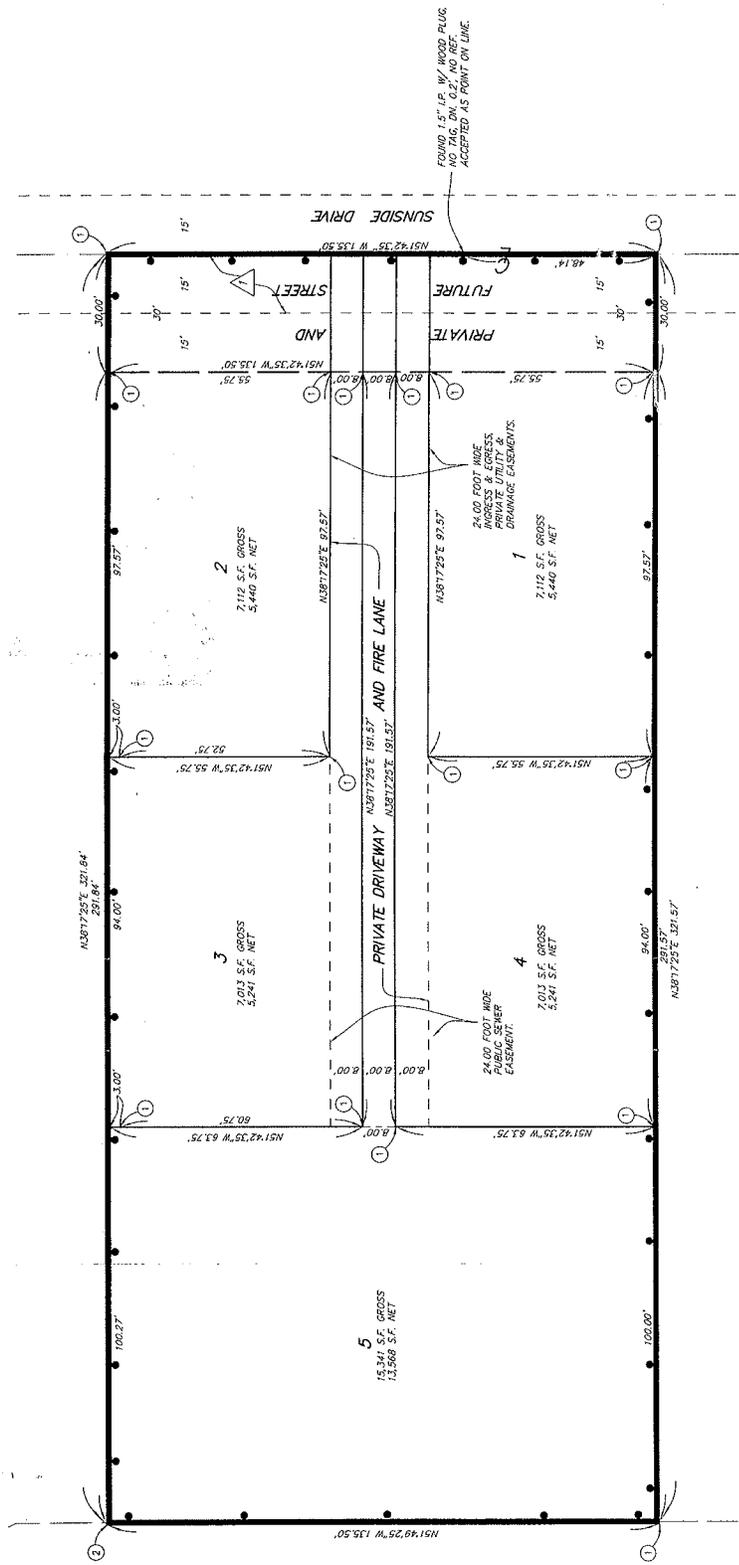
EASEMENT NOTES

- △ ELIZABETH HITE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED IN BOOK 8798, PAGE 178 OF DEEDS, OFFICIAL RECORDS.

ENGINEERING NOTES

- ① SET 2" IP TAGGED RCE 31653, SET FLUSH
- ② FOUND 2" IP NO TAG, FLUSH, SET TAG RCE 31653.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



1321/B
1321/B

