



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 14, 2010

TO: Community Library Manager
San Gabriel Library
500 South Del Mar Avenue
San Gabriel, CA 91776-2408

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

**SUBJECT: PROJECT NO. PM070129 – (5)
TENTATIVE PARCEL MAP NO. 070129
CSD MODIFICATION CASE NO. 200800005**

PROJECT LOCATION: 8844 Arcadia Avenue, San Gabriel.

The subject project is scheduled for a Public Hearing before Los Angeles County Regional Planning Commission on May 19, 2010.

Please have the materials listed below available to the public through June 1, 2010.

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

Thank you.

- Attachments:
1. Draft factual
 2. Notice of public hearing
 3. Draft staff report
 4. Draft reports
 5. Environmental Documentation
 6. CSD Modification Burden of Proof
 7. Copy of Tentative Parcel Map and Exhibit Map No. 070129 dated October 14, 2009
 8. Land use map



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

PROJECT NO. PM070129 – (5)
TENTATIVE PARCEL MAP NO. 070129
CSD MODIFICATION CASE NO. 200800005
ENVIRONMENTAL ASSESSMENT CASE NO. 200800087

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE May 19, 2010	

APPLICANT David Thom	OWNER Lusid Investments, LLC and Pilkia Partners, LLC	REPRESENTATIVE TriTech Associates, Inc.
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REQUEST
TENTATIVE PARCEL MAP: To create one multi-family lot with three detached condominium units on 0.40 gross acres.
CSD MODIFICATION CASE : To allow a 4.45-foot sideyard setback for Unit 2, an existing residence to partly remain, instead of the 7-foot sideyard setback required by the CSD.

LOCATION/ADDRESS 8844 Arcadia Avenue	ZONED DISTRICT South Santa Anita—Temple City
ACCESS Arcadia Avenue	COMMUNITY East Pasadena-San Gabriel
	EXISTING ZONING R-A (Residential Agricultural—5,000 Square Feet Minimum Required Lot Area)

SIZE 0.40 gross acres	EXISTING LAND USE Three detached single-family residences	SHAPE Parallelogram	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING

North: Single-family residences; multi-family residences/ R-A, R-2 (Two-Family Residence)	East: : Single-family residences; multi-family residences/ R-A
South: : Single-family residences; multi-family residences/ R-A	West: : Single-family residences; multi-family residences/ R-A

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density—1 to 6 dwelling units per acre)	2 du/ac	Infill study allows three du/ac

ENVIRONMENTAL STATUS
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached condominiums. The parcel will have a net area of 16,760 square feet. The property is improved with three detached single-family residences, One residence will be completely demolished and the other two residences will be partly demolished and then remodeled. The residences will take access from a common private driveway and firelane, which takes access from Arcadia Avenue, a 60-foot wide public street. 67.6 cubic yards of cut grading and 77.07 cubic yards of fill grading is proposed. 9.47 cubic yards of graded material will be imported.

- KEY ISSUES**
- The applicant has completed an Infill Study to support the increased density of 7 dwelling units per acre, rather than the 6 dwelling units per acre allowed by the land use category.
 - The project is within the East Pasadena-San Gabriel Community Standards District ("CSD"). The project requires modification for side yard setback for one of the existing residences to partly remain and be remodeled.

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



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION
COMMUNITY STANDARDS DISTRICT MODIFICATION
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Richard J. Bruckner
Director

**PROJECT NO. PM070129- (5)
TENTATIVE PARCEL MAP NO. 070129
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 200800005
ENVIRONMENTAL ASSESSMENT CASE NO. 200800087**

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on May 19, 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: This project received a Negative Declaration pursuant to State and County Environmental Reporting Guidelines.

Description of Proposal: The parcel map proposes to create one multi-family lot with three detached condominium units on 0.40 gross acres. The Community Standards District ("CSD") Modification Case requests a 4.45-foot sideyard setback for Unit 2, an existing residence to partly remain, instead of the 7-foot sideyard setback required by the CSD.

Location of Property: 8844 Arcadia Avenue, within the East Pasadena-San Gabriel CSD, within the South Santa Anita-Temple City 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.

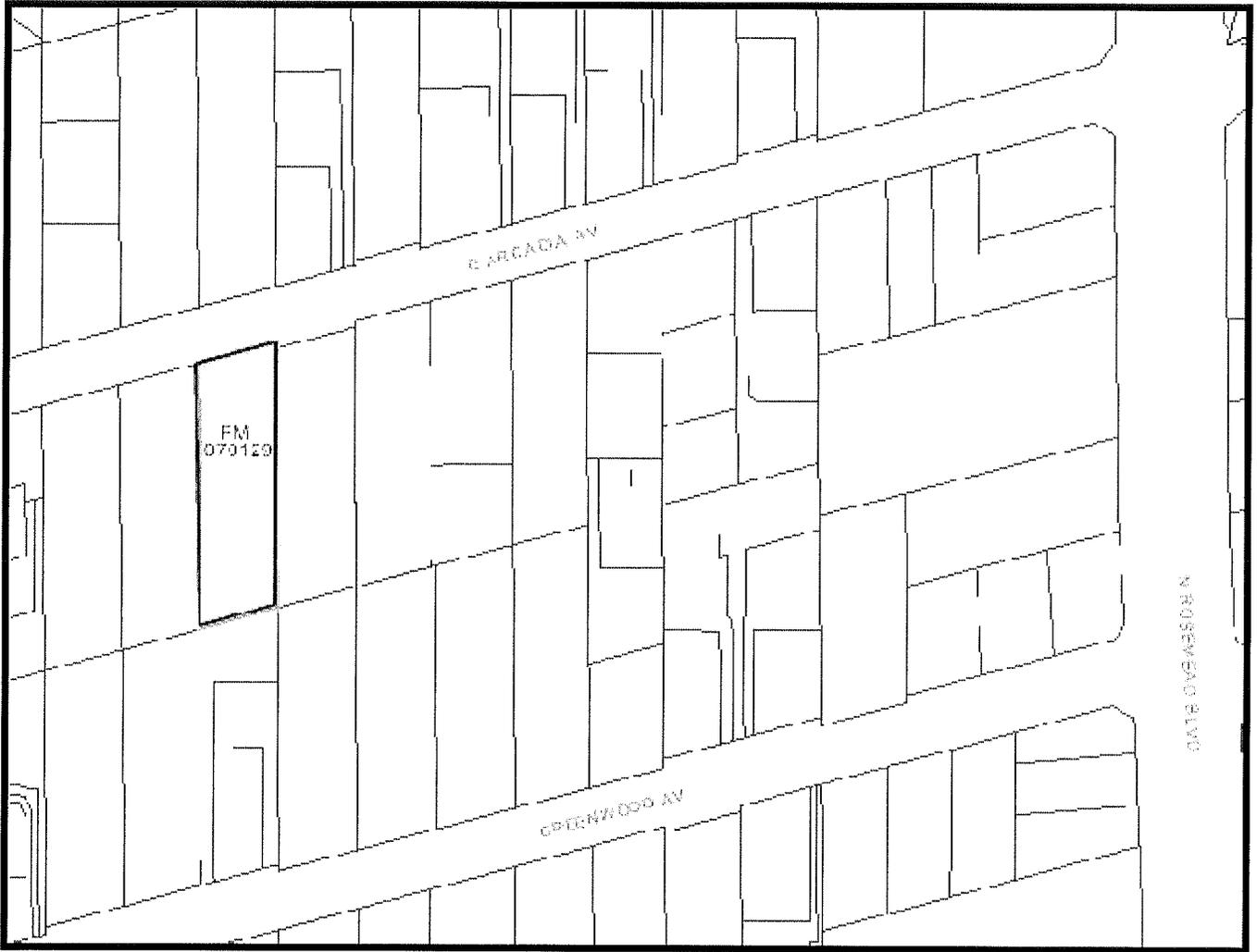
Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning April 19, 2010 at the Los Angeles County Public Library, San Gabriel Library, 500 South 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](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 pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear una parcela multifamiliar con tres condominios separados en 0.40 acres. La audiencia pública para considerar el proyecto se llevara a cabo el 19 de mayo de 2010. Si necesita más información, o si quiere este aviso en Español, por favor llame al Departamento de Planificación al (213) 974-6466."

VICINITY MAP
No Scale



**PROJECT NO. PM070129-(5)
TENTATIVE PARCEL MAP NO. 070129
CSD MODIFICATION CASE NO. 200800005
ENVIRONMENTAL ASSESSMENT CASE NO. 200800087**

**DRAFT STAFF ANALYSIS
FOR MAY 19, 2010 REGIONAL PLANNING COMMISSION
PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, David Thom, proposes a residential subdivision to create one multi-family parcel with three detached condominiums on approximately 0.40 gross acres, and a modification to the East Pasadena-San Gabriel Community Standards District ("CSD") to allow a reduced setback for an existing residence that is to remain.

REQUIRED APPROVALS

Tentative Parcel Map: The applicant requests approval of Tentative Parcel Map 070129 ("PM 070129") to create one multi-family parcel with three detached single-family residences on approximately 0.40 gross acres.

CSD Modification: The applicant requests approval of CSD Modification Case No. 200800005 to allow a 4.45-foot sideyard setback for Unit 2, an existing residence to partly remain, instead of the 7-foot sideyard setback required by the CSD for all structures on this property.

Environmental Determination: Environmental Assessment Case No. 200800087 recommends a Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

EXISTING CONDITIONS OF SUBJECT PROPERTY

Physical Features: The subject property is located at 8844 Arcadia Avenue, in the South Santa Anita-Temple City Zoned District, within the East Pasadena-San Gabriel Community Standards District ("CSD"). The subject property consists of one lot which is approximately 0.40 gross acres (0.385 net acres) in size. The property is rectangular in shape with flat terrain. 67.6 cubic yards of cut grading and 77.07 cubic yards of fill grading is proposed. 9.47 cubic yards of graded material will be imported.

Access: The three detached condominiums will take access from a common private driveway and firelane, which takes access from Arcadia Avenue, a 60-foot wide public street.

Services: Domestic water service will be provided by Pasadena Water and Power. Domestic sewer service will be provided by the Los Angeles County Sanitation District. The project is within the boundaries of the Pasadena Unified School District.

Land Use: The property is improved with three detached single-family residences, One residence will be completely demolished and the other two residences will be partly demolished and then

**PROJECT NO. PM070129-(5)
TENTATIVE PARCEL MAP NO. 070129
CSD MODIFICATION CASE NO. 200800005
Draft Staff Report**

PAGE 2 OF 6

remodeled.

Zoning: The subject property is included within the East Pasadena-San Gabriel CSD, which became effective August 22, 2002.

The subject property is zoned R-A (Residential Agricultural – 5,000 Square Foot Minimum Required Lot Area). The zone was adopted by Ordinance No. 6287 on September 8, 1953, and effective October 9, 1953.

Previous Land Use and Zoning Approvals:
There are no previous cases on this APN.

DESCRIPTION OF THE SURROUNDING AREA

Zoning: Properties to the south, north, and west of the subject property are zoned R-A (Residential Agricultural—5,000 Square Feet Minimum Required Lot Area). Properties to the east of the subject property are zoned R-A and R-2 (Two-Family Residence).

Land Uses: The surrounding land uses are single-family residence with some multi-family residences. The multi-family residences are mainly two- and three-family residences.

PROJECT DESCRIPTION

The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached condominiums. The parcel will have a net area of 16,760 square feet. The property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and then remodeled. The condominiums will take access from a 20-foot wide common private driveway and firelane, which takes access from Arcadia Avenue, a 60-foot wide public street. A total of approximately 154 cubic yards of grading is proposed, including 67.6 cubic yards of cut grading, 77.07 cubic yards of fill grading, and 9.47 cubic yards of imported graded material.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre), on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create three dwelling units exceeds the maximum of two dwelling units permitted for the subject property. The applicant has provided an infill study to support his request for three units on the subject property.

The subject property and immediate area are in the Low Density Residential Land Use Category.

Applicable General Plan policies include:

- Promote the efficient use of land through a more concentrated pattern of urban

development, including the focusing of new urban growth into areas of suitable land (Policy 17, Land Use and Urban Development Pattern).

- 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)(Policy 43, Housing and Community Development).
- Promote the provision of an adequate supply of housing by location, type and price (Policy 47, Housing and Community Development).

EAST PASADENA-SAN GABRIEL CSD

Pursuant to Section 22.44.135 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD prior to building permit issuance. These development standards include:

- Maximum Building Height: 30 feet
- Minimum Rear Yard Depth: 30 feet
- Minimum Side Yard Width: The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.
- Minimum Front Yard Depth: The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block.
- Structure Height and Setback: For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure: At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.
- Front Yard Landscaping: A minimum of 50 percent of the required front yard shall contain softscape landscaping.
- Distance Between Main Buildings: A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.
- Maximum Grade: The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the director or county engineer where it is impractical

due to topographic conditions.

- **Maximum Stories:** The maximum number of stories above grade shall be two.
- **Maximum Floor Area:** The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50 percent of the net lot area
- **Maximum Lot Coverage:** If there are multiple main residential buildings on the same lot or parcel of land, the total maximum lot coverage shall be 50 percent of the net lot area.
- **Parking:** Two enclosed parking spaces are required for residences with one to four bedrooms. Parking spaces may not be below grade.
- **Garages:** For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet.
- **Street Lighting:** Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

CSD MODIFICATION

The applicant has requested a modification to the CSD requirement that the minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet. The average lot width of the subject property is 70 feet; therefore, the minimum side yard setback is seven feet. The applicant requests a 4.45-foot sideyard setback for Unit 2, an existing residence to partly remain.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

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

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated October 14, 2009 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On April 14, 2010, approximately 400 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was scheduled to be published in the San Gabriel Valley Tribune on April 19, 2010 and La Opinion on April 17, 2010. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the San Gabriel Library, 500 South Del Mar Avenue, San Gabriel, California. A public hearing notice was required to be posted on the subject property fronting Arcadia Avenue prior to April 19, 2010. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

The applicant's proposal to create three dwelling units exceeds the maximum of two dwelling units (six dwelling units per acre) permitted for the subject property, though the existing density of the subject property is 7.5 dwelling units per acre. The applicant has provided a density study to support his request to maintain the existing density. This study depicts the density of all residential properties within 500 feet of the subject property, and reveals that there are 19 single-family properties and eight multi-family properties within 500 feet of the subject property which have densities of 7.5 dwelling units per acre or greater.

The proposed lots sizes of the project are consistent with the existing lot sizes, and meet the 5,000 square feet minimum net lot area requirement of the R-A zone.

The applicant's request for a CSD modification for sideyard setback is supported by the fact that the structure the setback modification is requested for is an existing structure that is to partly remain.

This project is not a condominium conversion because, though portions of two of the existing residences will remain, the remaining portion of the residence will be demolished to the point that it is considered a new residence and not a converted existing residence.

The project must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low-Impact Development Ordinances prior to building permit issuance.

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 Commission close the public hearing, adopt the Negative Declaration, and approve Tentative Parcel Map No. 070129 and CSD Modification Case No. 200800005 subject to the attached recommended conditions of the Subdivision Committee.

SUGGESTED MOTION

I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration.

SUGGESTED MOTION

I move that the Regional Planning Commission close the public hearing and approve CSD Modification Case No. 200800005 and Tentative Parcel Map No. 070129 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft Factual
- Draft Staff Report
- Draft Conditions
- Environmental Documentation
- CSD Modification Burden of Proof
- Tentative Parcel Map No. 070129 dated October 14, 2009

SMT:dck
4/14/2010

DRAFT CONDITIONS

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (“County Code”) including the area requirements of the R-A zone and of the East Pasadena--San Gabriel Community Standards District (“CSD”).
2. A modification of the east side yard setbacks for Unit No. 2 from the 7 feet required by the CSD to the existing 4.45 feet is approved.
3. The subdivider shall place the following note, as stated, on the final map to the satisfaction of the Los Angeles County Department of Regional Planning (“Regional Planning”) and the Los Angeles County Department of Public Works (“Public Works”): “Parcel No. 1 of this map is approved as a condominium project for a total of three detached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easement for the units.”
4. The subdivider shall submit a copy of the Covenants, Conditions, and Restrictions (“CC&R’s”) to Regional Planning for review and approval.
5. The subdivider shall label the driveway as “Private Driveway and Firelane” on the final map.
6. The subdivider shall post the driveway with “No Parking—Fire Lane” signs and provide for its continued enforcement in the CC&R’s. Submit a copy of the document to be recorded to the Regional Planning for approval prior to final map approval.
7. The subdivider shall provide for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department through CC&R’s. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
8. The subdivider shall provide in the CC&R’s a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
9. The subdivider shall provide in the CC&R’s a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.

10. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance prior to building permit issuance.
11. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.
12. The existing residence to be completely demolished must be demolished prior to final map approval. Provide proof of demolition to the satisfaction of the Department of Regional Planning ("Regional Planning").
13. Work may not commence on the two residences to be partly demolished and remodeled until after final map recordation. No new units may be constructed until after final map recordation.
14. Pursuant to County Code Section 21.32.195, the subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
15. Within three (3) days after approval, the subdivider shall remit processing fees (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
16. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$800.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.

17. 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).
18. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.
19. 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 the 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 the completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended to 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.

DRAFT CONDITIONS

1. Conform to the requirements of Title 21 of the Los Angeles County Code (“County Code”), the requirements of the R-A (Residential-Agricultural—5,000 Square Feet Minimum Required Lot Area) zone, as well as Tentative Parcel Map No. 070129. Also, conform to the requirements of the East Pasadena-San Gabriel Community Standards District (“CSD”) except as otherwise modified herein.
2. Permission is granted for Unit No. 2 to continue the existing 4.45-foot east side yard setback (2.55-foot encroachment) for the existing portion of the structure, as modified herein as depicted on the Exhibit Map dated October 14, 2009.
3. All subsequent additions to Unit No. 1 shall comply with applicable standards and regulations, including the East Pasadena-San Gabriel CSD and County Code.
4. The permittee shall defend, indemnify and hold harmless Los Angeles County (the “County”), its agents, officers, and employees from any claim, in action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which in action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee, or the permittee’s counsel. The permittee shall pay the following supplemental deposits, from which actual cost shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The costs for collection and duplication of records and other related documents will be paid by the permittee according to the County Code, Section 2.170.010.



**EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)
 MODIFICATION BURDEN OF PROOF**

Pursuant to Zoning Code Section 22.44.135.C.4, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. Address how the principles and standards of Section 22.56.1690 are met, which are that the use, development of land and/or application of development standards are:

1. In compliance with all applicable provisions of Title 22;
2. When considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice; and
3. Is suitable from the standpoint of functional developmental design.

yes, this project will be in compliance because we are actually not changing anything. There are 3 existing units already.

B. Describe how each modification request is consistent with the unique characteristics of the neighborhood in which the site is located (i.e. topographic features, lot design, setbacks, height, floor area, lot coverage, etc.). Please include addresses, specific description of the structure(s) and circumstances involved. Include photos and sketches if necessary.

This project request one side yard set back modification on the second house due to the fact that the second house will be a modification of an existing building, and our project will keep the side yard setback for this existing house.

Redd 9/22/09

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. Quite claim or relocate easements running through proposed structures.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. 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
pm70129L-rev3.doc

Phone (626) 458-4910

Date 11-03-2009



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

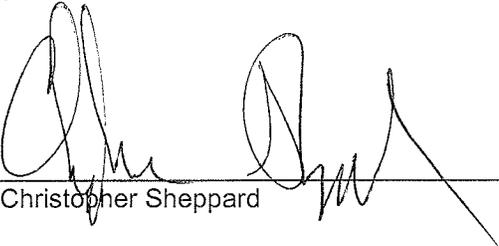
PARCEL MAP NO.: 070129

REVISED TENTATIVE MAP DATE: 10/14/09

REVISED EXHIBIT MAP DATE: 10/14/09

STORM DRAIN\HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

1. Comply with the requirements of the Hydrology/Drainage Concept, which was conceptually approved on 1/29/09 to the satisfaction of the Department of Public Works.

Name  Date 10/29/2009 Phone (626) 458-4921
Christopher Sheppard

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. 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.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDR
Name David Esfandi Date 10/28/09 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
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

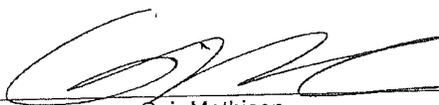
TENTATIVE PARCEL MAP 70129
SUBDIVIDER Lusid Investments, LLC
ENGINEER Tritech Associates, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 10/14/09 (Revision)
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N) - 77 y³
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 10/26/09 is attached.

Reviewed by  Date 10/27/09
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 70129
Location Arcadia Avenue, San Gabriel
Developer/Owner Lusid Investments, LLC
Engineer/Architect Tritech Associates, Inc.
Soils Engineer ---
Geologist ---

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

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 10/14/09 (rev.)
Previous Review Sheet Dated 9/18/08

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
2. At the grading stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____

Date 10/26/09

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\amepub\Soils Review\Jeremy\PR 70129, Arcadia Avenue, San Gabriel, TPM-A_4.doc

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

1. Dedicate right of way 30 feet from centerline on Arcadia Avenue. Five feet of additional right of way is required beyond the existing right of way line.
2. Construct new driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards to the satisfaction of Public Works.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Arcadia Avenue to the satisfaction of Public Works.
4. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Arcadia Avenue to the satisfaction of Public Works
5. Relocate or remove the portion of the existing wall along the eastern property line that is located within the public right of way or to be dedicated right of way.
6. Relocate or remove the existing shrubs along the property frontage on Arcadia Avenue that are within the public right of way or to be dedicated right of way.
7. Repair any damaged improvements during construction along the property frontage on Arcadia Avenue to the satisfaction of Public Works.
8. Plant street trees along property frontage on Arcadia Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated 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 Arcadia Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. Upon tentative parcel map approval, the applicant shall comply with the

conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Matthew Dubiel
PM 70129r-rev3.doc

Phone (626) 458-4921

Date 10-26-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70129 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-14-2009
EXHIBIT MAP DATED 10-14-2009

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

- The subdivider shall install separate house laterals to serve each building in the land division to the satisfaction of Public Works.

HW

Prepared by Tony Khalkhali
pm70129s-rev3.doc

Phone (626) 458-4921

Date 11-03-2009

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 buildings 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 building.
3. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Install a separate water irrigation systems for recycle water use per landscape plans.
5. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Works.
6. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

HW

Prepared by Tony Khalkhali
pm70129w-rev3.doc

Phone (626) 458-4921

Date 11-03-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70129 Map Date: October 14, 2009 - Ex A

C.U.P. _____ Vicinity: _____

- 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 503 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 is adequate as shown on the Exhibit Map. Fire Department recommends approval of this subdivision.

By Inspector: Juan C. Padilla Date November 3, 2009

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 70129 Map Date: October 14, 2009 - Ex A

Revised Report _____

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

Comments: **Per Pasadena Water and Power fire flow test conducted on 02-26-09, the existing fire hydrant is adequate.**

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

By Inspector Juan C. Padilla Date November 3, 2009

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



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



PARK OBLIGATION REPORT

Tentative Map #	70129	DRP Map Date: 10/14/2009	SCM Date: / /	Report Date: 11/05/2009
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

Trails:

No trails.

Comments:

This project involves the partial or complete demolition of three single-family residences. Three new detached condominium units will be created. There is no net increase in housing units.

Advisory:

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 Acquisition & Development Section

Supv D 5th
November 09, 2009 11:29:32
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70129	DRP Map Date: 10/14/2009	SMC Date: / /	Report Date: 11/05/2009
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

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

$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$

$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$

- 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	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.00

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$402,088	\$0

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
0.00	0.00	0.00	0.00	\$402,088	\$0



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
6650 Commerce Drive
Baldwin Park, California 91706
Tel. (626) 430-5260 • FAX (626) 966-2740

www.publichealth.lacounty.gov



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

November 5, 2009

RES No. 09-0029669

Parcel Map No. 070129

Vicinity: San Gabriel

Tentative Parcel Map Date: October 14, 2009 (3rd Revision)

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

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 070129** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Pasadena Water and Power**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

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

Respectfully,

Ken Habaradas, REHS
Bureau of Environmental Protection



***** INITIAL STUDY *****

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

GENERAL INFORMATION

I.A. Map Date: 10/14/2009 Staff Member: Anthony Curzi
Thomas Guide: 566-H7 USGS Quad: El Monte
Location: 8844 E. Arcadia Avenue, San Gabriel

Description of Project: Applicant proposes to demolish one existing residence and construct one new condominium and partly demolish and then remodel two other existing residences. Ingress and egress will be provided by a 26-foot-wide driveway from Arcadia Avenue. Grading will involve approximately 68 cubic yards (c.y.) of cut and 77 c.y. of fill with 9.5 c.y. imported. The applicant is requesting a CSD modification to allow a 4.45-foot side yard setback for Unit 2 instead of the required 7-foot side yard setback.

Gross Acres: 0.40

Environmental Setting: Project site is located in a suburbanized area of East Pasadena. Surrounding uses consist of single- and multi-family residential. There are no oak trees on site, nor are there any watercourses or other biological resources.

Zoning: R-A (Residential Agriculture)

General Plan: Category 1-Low Density Residential (1 to 6 dwelling units per acre)

Community/Area wide Plan: NA

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

NEGATIVE DECLARATION

PROJECT NUMBER: PM 070129/RENV200800087

1. DESCRIPTION:

Applicant proposed to demolish one existing residence and construct one new condominium and partly demolish and then remodel two other existing residences. Ingress and egress will be provided by a 26-foot-wide driveway from Arcadia Avenue. Grading will involve approximately 68 cubic yards (c.y.) of cut and 77 c.y. of fill with 9.5 c.y. imported. The applicant is requesting a CSD modification to allow a 4.45-foot side yard setback for Unit 2 instead of the required 7-foot side yard setback.

2. LOCATION:

8844 East Arcadia Avenue, San Gabriel

3. PROPONENT:

*Lusid Investments
2505 North Lamer Street
Burbank, CA 91504*

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: *Anthony Curzi*

DATE: *March 2, 2009*

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>PM 061232</u>	<u>One multi-family lot with three detached condominium units (approved).</u>
<u>PM 062348</u>	<u>One multi-family lot with three detached condominium units (approved).</u>
<u>TR 068037</u>	<u>One multi-family lot with nine attached condominium units (approved).</u>
<u>PM 067164</u>	<u>Three lot subdivision (pending).</u>
<u>TR 060107</u>	<u>One multi-family lot with 12 detached condominium units (pending).</u>

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Pasadena
- City of San Marino
- City of Arcadia
-
-
-
-

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW:
- Public Health: Environmental Hygiene
-
-
-
-

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"/>	

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: Anthony Curzi Date: 3/2/2009
Anthony Curzi
Approved by: Paul McCarthy Date: 3-2-09
Paul McCarthy

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
| | <input type="checkbox"/> Approval of Geotechnical Report by DPW |

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| 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? |
| 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 checked="" 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

CONCLUSION

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

Potentially significant

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

HAZARDS - 3. Fire

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

Project Design Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<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 checked="" 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 checked="" 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 drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **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 checked="" 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 checked="" 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 checked="" 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? <i>No net increase in residential units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <i>No net increase in residential units.</i>
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 checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-
-
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input 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