



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

PROJECT No. PM071071-(5)
TENTATIVE PARCEL MAP NO. 071071
ENVIRONMENTAL ASSESSMENT
CASE NO. 200900029

HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE September 21, 2010	

APPLICANT Carol Golbranson	OWNER Carol Golbranson	REPRESENTATIVE Dave De Angelis
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REQUEST
Tentative Parcel Map: To create three single-family parcels on 4.99 gross acres.

LOCATION/ADDRESS 829 Madre Street, Pasadena		ZONED DISTRICT East Pasadena	
ACCESS Madre Street		COMMUNITY East Pasadena-East San Gabriel	
SIZE 4.99 gross acres (4.88 net acres)		EXISTING ZONING R-1-40,000 (Single-Family Residence – 40,000 Square Feet Lot Minimum Required Lot Area)	
EXISTING LAND USE Single Family Residence		SHAPE Generally rectangular	TOPOGRAPHY Generally flat to gently sloping

SURROUNDING LAND USES & ZONING			
North: Single-Family Residences, Vacant/ R-1-40,000		East: Single-Family Residences / R-1-40,000	
South: Single-Family Residences, Plant Nursery, Electric Power Transmission Lines/ R-1-40,000, R-1 (Single-Family Residence – 5,000 Square Feet Lot Minimum Required Lot Area)		West: Single-Family Residences, Eaton Wash, Electric Power Transmission Lines/ R-1-40,000, R-1-10,000 (Single-Family Residence – 10,000 Square Feet Lot Minimum Required Lot Area)	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Category 1 (1 to 6 DU/ac) & Category O (Open Space)	25 Dwelling Units	Yes

ENVIRONMENTAL STATUS
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The tentative parcel map, dated March 30, 2010, depicts three single-family parcels on the 4.99 gross acres. The subject property consists of two parcels. The subject property is improved with one existing single-family residence, tennis court, pool, and garage all to remain. An accessory structure north of the pool will be removed. Eaton Wash Flood Control Channel is along the west of the subject property. Parcel No. 1 will be 68,003 net square feet, Parcel No. 2 will be 75,297 net square feet, and Parcel No. 3 will be 69,471 net square feet. There is an existing six feet high concrete block wall along the southern property line up to Eaton Wash, where a five-foot high concrete block wall separates the Wash from the rest of the project, and an existing five foot high concrete block wall along the northern property line all to remain. The parcels will take access from Madre Street, a 60-foot wide dedicated public street.

- KEY ISSUES**
- Los Angeles County Department of Public Works recommends waiver of streetlights and sidewalks along the project's frontage as streetlights and sidewalks are not in keeping with the neighborhood pattern.

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

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

*(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 ___ Street Lights

X Street Trees ___ Inverted Shoulder ___ 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

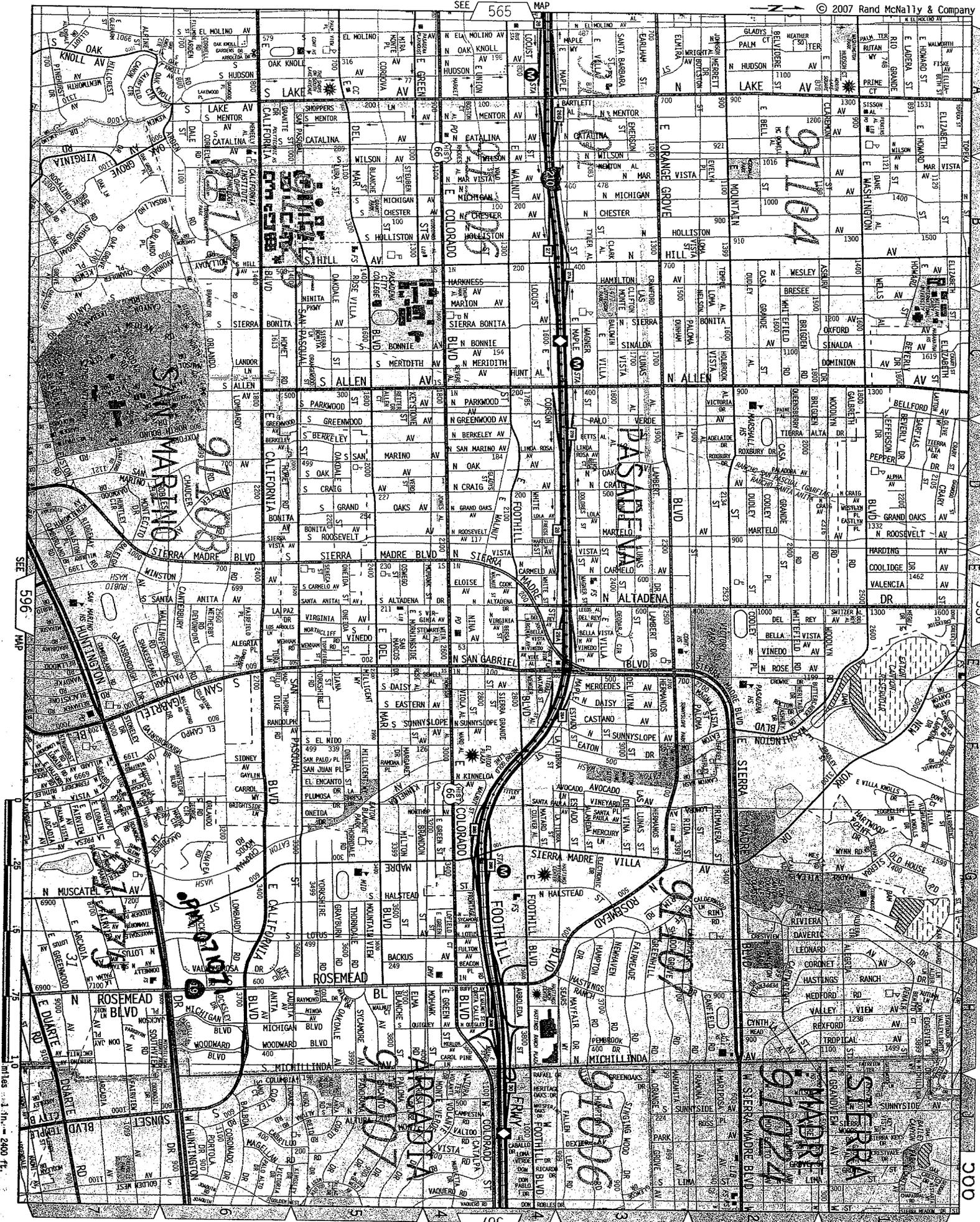
Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning



SEE 596 MAP

0 25 50 75 100
feet 1 in. = 2400 ft.

000



- Legend**
- Parcel Boundary
 - Aerial Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (P)
 - Local Arterial Highway - (A)
 - Local Secondary Highway - (S)
 - Parkway - (P)
 - Major Highway - (M)
 - Major Highway - (C)
 - Secondary Highway - (S)
 - Existing (P) Proposed
 - Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
 - Significant Ridges/lines
 - Caskic GSD Primary
 - Caskic GSD Secondary
 - SMNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Bay
 - Zoning Index Map Grid
 - Section Line
 - The Thomas Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - Significant Ecological Area (SEA)
 - Township and Range
 - Equusian District (EQD)
 - Transit Oriented District (TOD)
 - Seaback District (SD)
 - Supervisoral District Boundary
 - Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential
 - 2 - Medium Density Residential
 - 3 - Medium Density Residential (12 to 12 du/ac)
 - 4 - High Density Residential
 - 5 - Medium Density Residential (22 or more du/ac)
 - 6 - Major Commercial
 - 7 - Major Industrial
 - 8 - Public and Semi-Public Facilities
 - 9 - Rural Communities
 - 10 - Transportation Corridor
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry
 - Other:
 - Fire Station
 - Police Station
 - Ranger Station
 - Sheriff Station

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use 'Display Map Legend' on the top left side of screen.





- Legend**
- Parcel Boundary
 - ▬ Aerial Street
 - ▬ Highway
 - ▬ Freeway
 - Master Plan of Highways
 - ▬ Expressway - (C)
 - ▬ Expressway - (U)
 - ▬ Light Duty Highway - (C)
 - ▬ Light Duty Highway - (U)
 - ▬ Local Secondary Highway - (C)
 - ▬ Local Secondary Highway - (U)
 - ▬ Parkway - (C)
 - ▬ Parkway - (U)
 - ▬ Major Highway - (C)
 - ▬ Major Highway - (U)
 - ▬ Secondary Highway - (C)
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 - ▬ Zoning Index Map Grid
 - ▬ USGS Quad Sheet Grid
 - ▬ The Thomas Guide Grid
 - ▬ TB Internal Page Grid
 - ▬ TB Internal Page Grid
 - ▬ Community Standards District (CSD)
 - ▬ ARA Area Specific Boundary
 - ▬ ESEA Case Only
 - ▬ Significant Ecological Area (SEA)
 - Section Line and Range
 - ▬ National Forest
 - ▬ Equestrian District (EGD)
 - ▬ Transit Oriented District (TOD)
 - ▬ Transit Oriented District (TOD)
 - ▬ Transit District (TD)
 - ▬ Supervisorial District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone C-5
 - Zone C-6
 - Zone C-7
 - Zone C-8
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PROJECT NO. PM071071-(5)
TENTATIVE PARCEL MAP NO. 071071
STAFF ANALYSIS
SEPTEMBER 21, 2010 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Carol Golbranson, proposes to create three single-family parcels on 4.99 gross acres.

The subject property is improved with one single-family residence, one detached garage, one swimming pool, and one tennis court, all of which will remain. The property is located at 829 Madre Street, Pasadena; within the East Pasadena-San Gabriel Community Standards District ("CSD").

Major project features include:

- The Los Angeles County Department of Public Works ("Public Works") recommends a waiver of sidewalks along Madre Street due to the existing neighborhood pattern.
- Public Works recommends waiver of street lights along Madre Street in accordance with Los Angeles County Code ("County Code") Section 21:32.150.

DESCRIPTION OF THE SUBJECT PROPERTY

Location: The project site is located at 829 Madre Street within the East Pasadena-San Gabriel CSD, in the unincorporated community of East Pasadena-East San Gabriel, East Pasadena Zoned District.

Physical Features: The subject property is approximately 4.99 gross acres (4.88 net acres) in size, generally rectangular in shape, with flat to gently sloping terrain. There is existing vegetation (grass, shrubs and trees). The subject property contains approximately 75 oak trees. The subject property is adjacent to the Eaton Wash Flood Control Channel to the west.

Existing Development: The existing site is improved with one single-family home, detached garage, pool, and tennis court, all of which will remain. An accessory structure north of the pool will be removed. There are also existing block walls surrounding the property up to Eaton Wash on the western portion of the parcel. All fencing and block walls are proposed to remain.

Access: The proposed parcels will take direct access from Madre Street, a 60-foot wide dedicated public street.

Services: Domestic water service to the project site will be provided by the City of Pasadena Water and Power, a public water system. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 15.

ENTITLEMENT REQUESTED

Tentative Parcel Map: The applicant requests approval of Tentative Parcel Map No. 071071 ("PM 071071") to create three single-family parcels on 4.99 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-1-40,000 (Single-Family Residence - 40,000 Square Feet Minimum Required Lot Area).

Surrounding Area: Surrounding zoning is as follows:

- North: R-1-40,000
- East: R-1-40,000
- South: R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area), R-1-40,000
- West: R-1-40,000, R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area)

EXISTING LAND USES

Subject property: The subject is improved with one detached single-family residence, detached garage, pool, and tennis court, all of which will remain on proposed Parcel No. 2. An accessory structure north of the will be removed.

Surrounding properties: The subject property is surrounded by single-family parcels to the north, south, and east and the Eaton Wash Flood Control Channel to the west.

Surrounding land uses within 500 feet of the subject property:

- North: Single-family residences, vacant
- East: Single-family residences
- South: Single-family residences, plant nursery, electric power transmission lines
- West: Single-family residences, Eaton Wash, electric power transmission lines

Character of the surrounding area: The surrounding area is a low density single-family residential neighborhood. Most parcels are developed. Surrounding single-family parcels range in size from 10,000 to 50,000 square feet, with several smaller 7,000 to 10,000 square-foot parcels just south of Huntington Drive. Most parcels are between 40,000 to 50,000 square feet. Some larger parcels within the neighborhood (such as the subject property) have detached single-family residences. The majority of the surrounding area is consistently low density single-family residential to the north, south, east and west. There is also a utility right of way with electric power transmission lines and plant nurseries located approximately 200 feet to the west.

The neighborhood pattern of development generally consists of a mixture of large residential blocks formed by narrower residential streets, with some wider streets (such as Huntington Drive and Rosemead Boulevard) acting as commercial/higher-density residential corridors. The block of the subject property is formed by Madre Street to the east and Eaton Wash to the west. The local area circulation contains mostly through-connections with one dead end drive to the northwest and some cul-de-sacs south of Huntington Drive.

PREVIOUS LAND USE AND ZONING APPROVALS:

Certificate of Compliance Case No. 200800095: Filed April 9, 2008 and withdrawn on April 30, 2008 as an existing Certificate of Compliance 98-0230, was previously granted for the property.

Plot Plan No. 49909: For a single-family residence with a detached two-car garage and a pool. Applied for April 14, 2004. Denied on August 24, 2008.

Project No. 02-091, This project included:

- Parcel Map 26608, to create three single-family lots on 4.69 acres;
- Oak Tree Permit Case No. 02-091, for removal of 32 oak trees and encroachment into the protected zone of 69 oak trees; and
- Initial Study No. 02-091.

This project was approved by the Hearing Officer on October 21, 2003 and expired on October 21, 2005.

Project No. 98112: This project included:

- Variance Case No. 98112 for modification of standards for a guest house;
- Oak Tree Permit Case No. 98112, for the removal of 32 oak trees and encroachment into the protected zone of 90 oak trees; and
- Initial Study No. 98112.

This project was denied by the Regional Planning Commission on March 15, 2000.

Certificate of Compliance Case No. 98-0230: Approved unconditionally on September 24, 1998, and recorded in the Los Angeles County Recorder's Office.

Project No. 90049: This project included:

- Parcel Map 20686, to create three single-family lots on 4.99 gross acres;
- Oak Tree Permit No. 90049, for encroachment into the protected zones of oak trees; and
- Initial Study No. 90049.

Applied for January 31, 1990.

This project had one Subdivision Committee Meeting on February 23, 1990. The most recent time extension expired on August 1, 1994.

Zoning History:

The R-1-40,000 zoning was established by Ordinance No. 4359, adopted on May 17, 1944. The East Pasadena-San Gabriel CSD was created in August 22, 2002 by Ordinance No. 2002-0056. The East Pasadena Zoned District was established on July 11, 1931 by Ordinance No. 1959.

PROJECT DESCRIPTION

Proposed Site Design: The tentative parcel map, dated March 30, 2010, depicts three single-family parcels on the 4.99 gross acre subject property. The project site consists of two parcels improved with one existing single-family residence, tennis court, pool, and garage all to remain on Parcel No. 2. An accessory structure north of the pool will be removed. Eaton Wash Flood Control Channel is along the west of the proposed project. Parcel No. 1 will have an area of 68,003 net square feet, Parcel No. 2 will have an area of 75,297 net square feet, and Parcel No. 3 will have an area of 69,471 net square feet. There is an existing six-foot high concrete block wall along the southern property line up to Eaton Wash, where a five-foot high concrete block wall separates Eaton Wash from the rest of the project, and an existing five-foot high concrete block wall along the northern property line, all to remain.

Access: The three proposed parcels will take access from Madre Street, a dedicated 60-foot wide public street.

Grading: No grading is proposed.

GENERAL PLAN CONSISTENCY

GENERAL GOALS AND POLICIES CHAPTER

Revitalization Priorities

The property is relatively large for the area and has the opportunity to provide two additional housing units and/or parcels where only one currently exists. The existing residence will remain.

LAND USE ELEMENT

Land Use Efficiency & Compatibility of Development

"Compatibility of development" means compatibility between the natural and manmade environments, compatibility of land uses, complementary with community character, and compliance with State and local laws (see Policy Statements, Pages LU-10, 11). As described above, the proposed subdivision is compatible with the natural environment because of its urban location, directing growth away from scenic and biotic resources. Regarding land use compatibility, the proposed three new single-family parcels are consistent with the surrounding neighborhood, which is predominantly single-family residential on large (10,000 to 50,000 square feet) parcels. In addition, a majority of the adjoining parcels are improved with single-family residences. No significant environmental impacts were identified that would cause the development to be incompatible with surrounding uses, such as excessive noise, fumes, or traffic (see Policy 8, Page LU-10). However, the site is covered with oak trees, and when future development of the proposed parcels occurs, an oak tree permit will be required. The subdivision density and design allow for new single-family residences that complement community character in terms of size, scale, setbacks, parking and landscaping. Through the Subdivision Committee review process and subsequent analysis, staff determined that the proposed development complies with state and local laws such as the state Subdivision Map Act and Los Angeles County Subdivision Ordinance and Zoning Ordinance (see Policies 18 & 19, Page LU-11).

Land Use Policy Map and Density

The subject property is located within the Category 1 (Low Density Residential – One to Six Dwelling Units per Gross Acre) land use category and the Category O (Open Space) land use category of the Los Angeles Countywide General Plan ("General Plan"). The Category 1 portion of the subject property allows a maximum of 6 dwelling units per acre ("DU/ac") or 25 dwelling units on the 4.32 gross acres of the subject property that does not include Category O (Land Use Policy Map, Page LU-13). This density is further constrained by the R-1-40,000 zone. The proposed density of three single family parcels (or 1.6 DU/ac) is consistent with the allowable density of the Category 1 land use designation in the General Plan.

HOUSING ELEMENT

New Construction & Urban Development

The project proposes new residential development that will increase the overall supply of

housing within the County. The Housing Element states that “an ample supply of housing is necessary to stabilize the rising cost of housing” and that “the projected demand for housing can be met by... new construction” (Needs and Policies, Page IV-31). In addition, the proposed infill project “provide[s] for. . . residential development principally in those areas that are in close proximity to existing community services and facilities” (Policy 3, Page IV-31).

EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

The existing single-family residence to remain complies with the CSD requirements for maximum height, minimum rear yard depth, minimum side yard width, minimum front yard depth, front yard landscaping, floor area, lot coverage, required parking spaces, and garage door width.

The proposed project also meets all CSD requirements applicable at the tentative map stage, including minimum street frontage, average lot width, maximum grade equal to the average of adjacent parcels, and street lighting consistent with the existing community character.

Future residences will be required to meet the requirements of the CSD at the building permit stage.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended as the appropriate environmental document 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.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

Subdivision Committee

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Departments of Regional Planning (“Regional Planning”), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map, dated March 30, 2010 and recommends approval with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 19, 2010, approximately 220 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 published in the San Gabriel Valley Tribune on August 19, 2010 and La Opinion on August 18, 2010. Project materials, including tentative parcel map, land use map and recommended conditions were delivered to the. A public hearing notice was posted on the subject property fronting Madre Street on August 23, 2010. Public hearing materials were also posted on the Department of Regional Planning’s website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Staff has received no comments from the public at the time of this report.

STAFF EVALUATION

1. General Plan Consistency

The applicant's proposal to create three dwelling units is consistent with the maximum of 25 dwelling units permitted for the subject property. The proposed development increases the supply of housing with two new single-family parcels, and efficiently utilizes resources by proposing higher density on an underutilized parcel in an urbanized area with existing services and facilities. For these reasons, staff has determined that the proposed development is consistent with the General Plan.

2. Subdivision Ordinance Compliance

Public Works road condition no. 2 recommends that sidewalks be waived along the property frontage along Madre Street due to the existing neighborhood pattern—there are no sidewalks along Madre Street in the vicinity of the subject property. County Code Section 21.32.190 (C) allows the decision maker to waive of sidewalks when sidewalks will not be in keeping with the neighborhood pattern.

Public Works road condition no. 3 recommends that street lights be waived for this project due to the existing neighborhood pattern—there are no streetlights along Madre Street in the vicinity of the subject property. In addition, the proposed parcels each contain a net area of greater than 40,000 square feet. County Code Section 21.32.150 allows the decision maker to waive streetlights when streetlights will not be in keeping with the neighborhood pattern or when all lots in a division of land contain a net area of not less than 40,000 square feet.

Staff recommends that the requirement to plant on-site trees be waived, as the existing oak trees on the subject property satisfy the requirement for front yard trees stated in County Code Section 21.32.195.

3. Zoning Ordinance Compliance

The subject project complies with all applicable provisions of Title 22 of the County Code (Zoning Ordinance), including those applicable provisions related to the East Pasadena-San Gabriel CSD, minimum net lot area of at least 40,000 square feet per proposed dwelling unit, building setbacks, and covered resident parking. The tentative map is exempt from the Los Angeles County Low Impact Development Ordinance ("LID"). Future development must comply with LID as well as the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

Oak Tree Permit Case No. 200900015, a request to authorize removal of one oak tree and encroachment into the protected zone of 10 oak trees, was applied for March 24, 2009 and withdrawn on July 27, 2010. An oak tree permit was not required for this subdivision, as no development is proposed.

4. Environmental Determination

A Negative Declaration was prepared for this project in accordance with the State and County environmental reporting guidelines. Staff determined that the project will have less than significant/no impacts on the environment.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and **approve** Tentative Parcel Map No. 071071 with the attached findings and conditions.

Attachments:

- Factual
- GIS-NET Map
- Aerial Photograph
- Thomas Brothers Guide Page
- Staff Report
- Draft Findings
- Draft Conditions
- Environmental Documentation
- Site Photographs
- Tentative Parcel Map No. 071071 dated March 30, 2010
- Land Use Map

SMT:dck
9/9/2010

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE PARCEL MAP NO. 071071**

1. The Los Angeles County Hearing Officer ("Hearing Officer"), Mr. Alex Garcia, conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 071071 ("PM 071071") on September 21, 2010.
2. Tentative Parcel Map No. 071071 is a proposal to create three (3) single-family parcels on 4.99 gross acres.
3. The subject site is located at 829 Madre Street, East Pasadena-East San Gabriel in the East Pasadena Zoned District.
4. The property is 4.99 gross acres in size (4.88 net acres) with gently sloping topography. The site is developed with a single-family residence, tennis court, pool, and garage, all to remain. An accessory structure north of the pool will be removed.
5. Access to the proposed development will be provided from the east via Madre Street, a 60-foot-wide dedicated public street.
6. The project is located within the East Pasadena-San Gabriel Community Standards District ("CSD").
7. The project site is zoned R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Required Lot Area). Surrounding zoning is R-1-40,000 to the north, R-1-40,000 and R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) to the south, R-1-40,000 to the east, and R-1-40,000 and R-1-10,000 to the west (Single-Family Residence – 10,000 Square Feet Minimum Required Lot Area).
8. Surrounding land uses are single-family residences and a vacant parcel to the north, single-family residences, a plant nursery and electric power transmission lines to the south, single-family residences to the east, and single-family residences, Eaton Wash Flood Control Channel, and electric power transmission lines to the west.
9. The subject property is depicted within Los Angeles Countywide General Plan ("General Plan") Category 1 (One to Six Dwelling Units Per Acre) and Category O (Open Space) on the Land Use Policy Map. The applicant's proposal to create three single-family lots is less than the maximum 25 dwelling units permitted for the site.
10. The proposed project is required to comply with the development standards of the R-1-40,000 zone. Single-family residences are permitted in the R-1 Zone, pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code"). Each of the proposed parcels meets the minimum required net lot area of 40,000 square feet.
11. The tentative parcel map, dated March 30, 2010, depicts three single-family parcels on the 4.99 gross acre (4.88 net acre) subject property. The project site consists of two parcels improved with one existing single-family residence, tennis court, pool, and garage all to remain on Parcel No. 2. An accessory structure north of the pool will be

removed. Eaton Wash Flood Control Channel ("Channel") is along the west of the proposed project. Parcel No. 1 will have an area of 68,003 net square feet, Parcel No. 2 will have an area of 75,297 net square feet, and Parcel No. 3 will have an area of 69,471 net square feet. There is an existing six-foot high concrete block wall along the southern property line up to the Channel, a five-foot high concrete block wall along the western side of the property which separates the Channel from the rest of the project, and an existing five-foot high concrete block wall along the northern property line, all to remain. The proposed project will have access from Madre Street.

12. The project also complies with all applicable CSD requirements, including street frontage, average lot width, maximum grade and street lighting. The existing single-family home complies with all CSD requirements, including maximum stories, height, rear yard depth, side yard depth, front yard setback, side yard setback, landscaping, floor area, maximum lot coverage, minimum parking, and maximum garage door width.
13. No public comment has been received.
14. *SUMMARIZE EVENTS AT THE PUBLIC HEARING*
15. The Hearing Officer finds that sidewalk improvements are not required as there are no existing sidewalks along Madre Street, and sidewalks would not be consistent with the neighborhood pattern.
16. The Hearing Officer finds that street lights are not required as street lights would not be consistent with the neighborhood pattern and street lights can be waived when all proposed parcels have a net area exceeding 40,000 square feet.
17. The Hearing Officer finds that the existing oak trees on the subject property satisfy the requirement for front yard trees stated in County Code Section 21.32.195.
18. The tentative map is exempt from the Los Angeles County Low-Impact Development Ordinance ("LID"). Future development on the proposed parcels must comply with LID as well as the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
19. The Hearing Officer finds the proposed project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
20. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the north, south, east and west.
21. The site is physically suitable for the type of development and density being proposed, since the property is relatively level, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to

meet anticipated domestic and fire protection needs, and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

22. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
23. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any high value riparian habitat. Eaton Wash Flood Control Channel is located on the subject property, but it will not be affected by the development.
24. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. The mature oak trees on the project site provide natural shade.
25. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
26. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
27. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
28. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
29. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on the Initial Study, a Negative Declaration has been prepared for this project, as there are no significant impacts pursuant to CEQA reporting requirements.
30. The Hearing Officer finds that the project is subject to California Department of Fish and Game fees for the project's effect on fish and wildlife, pursuant to Section 711.4 of the California Fish and Game Code.

31. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 071071 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT

DRAFT CONDITIONS:

Tentative Parcel Map No. 071071 ("PM071071") as depicted on the tentative map dated March 30, 2010, is approved for three single-family lots on 4.99 gross acres.

1. The subdivider or successor in interest shall conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), the area requirements of the R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Required Lot Area) zone, and the requirements of the East Pasadena-San Gabriel Community Standards District ("CSD").
2. All future development on the proposed lots shall comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at the time of building permit issuance.
3. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.
4. The subdivider shall provide a finalled demolition permit as proof of demolition of the accessory structure north of the pool prior to final map approval.
5. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in Planning Area 3, West San Gabriel Valley, in the amount required by Chapter 22.72 at the time of payment (currently \$815.00 per dwelling unit) and provide proof of payment to the Los Angeles County Department of Regional Planning ("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.
6. Within three days of approval, the subdivider shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
7. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

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

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

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

The following report consisting of 9 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 71071

TENTATIVE MAP DATE: 03/30/2010

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

Prior to recordation of a Final Map or Parcel map Waiver:

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map or Application).

Prior to building permits:

1. Per County Code Section 12.84.460 comply with LID requirements in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

Name


CHRISTOPHER SHEPPARD

Date

5/03/10

Phone

(626) 458-4921

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 _____
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 71071
Location Madre Street, Pasadena
Developer/Owner Golbranson
Engineer/Architect Calcivic Engineering
Soils Engineer Geosystems, Inc.
Geologist Earth Consultants International

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 3/30/10 (Rev.)
Soils Engineering Report Dated 7/7/09, 5/5/08, 9/17/03, 4/15/03, 2/4/03, 12/12/02, 6/18/02
Geologic Reports Dated 1/27/03, 11/5/02
Previous Review Sheet Dated 1/28/10

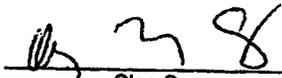
ACTION:

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

REMARKS/CONDITIONS:

1. Requirements of the Geology Section are attached.
2. Prior to approval of Final Map for recordation, the following must be shown on the Final Map:
 - a. A statement entitled: "Geotechnical Note(s), Potential Building Site: According to the Geotechnical Consultant(s) of Record part or all of Parcel 71071 are subject to liquefaction. For location of areas subject to liquefaction and corrective work requirements for access and building areas for Lot(s) and No(s). 1-3, refer to the Soils Report(s) by GeoSystems dated 9/17/03, 4/15/03, 2/4/03, and 8/18/02 and Geology Report(s) by Earth Consultants International dated 1/27/03 and 11/5/02."

Prepared by


Olga Cruz

Reviewed by



Date 04/15/10

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

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:\gmpubl\Soils Review\Olga\Site\71071-PM, Pasadena, TentPMa_0415.

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 71071 TENTATIVE MAP DATED 3/20/10 (Rev.)
SUBDIVIDER Goibranson LOCATION Pasadena
ENGINEER Calcivic Engineering, Inc. GRADING BY SUBDIVIDER [N] (Y or N)
GEOLOGIST Earth Consultants International* REPORT DATE 1/27/03*, 11/5/02*
SOILS ENGINEER GeoSystems, Inc. REPORT DATE 7/7/09, 5/5/08, 4/15/03*, 2/4/03*, 12/12/02*, 6/18/02*

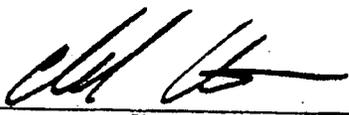
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. Geologic hazards must be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
3. The Soils Engineering review dated 4/15/10 is attached.

* Reports submitted for previous case -- Parcel Map 26608.

Note to Dept. of Regional Planning: Section 8 (pg. 2) of the application is incorrect. Parcel Map 26608 is a previous case processed for this property.

Prepared by  Reviewed by _____ Date 4/15/10
Charles Nestle

1. Approval of this map pertaining to grading is recommended.

YD &

Name David Esfandi Date 05/04/10 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\Tent PM 71071 Rev2.doc

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

1. Construct new driveway approach on Madre Street to the satisfaction of Public Works.
2. Public Works has no objection if sidewalk is waived along the property frontage on Madre Street. Sidewalks will not be in keeping with the neighborhood pattern.
3. 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.
4. The Chapman Woods Association requested the County to waive street light installation based on incompatibility with neighborhood patterns. Staff concurs and also finds that all lots in the proposed division of land contain a net area exceeding 40,000 square feet. Therefore, staff recommends that street lights be waived in accordance with Section 21.32.150 of the County Code. If not waived by the advisory agency, the following shall apply:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Madre streets to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval.
 - b. Upon tentative map/parcel map approval, the applicant shall comply with conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights:

All streetlights in the project, or approved project phase, 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1st of the previous 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.

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC 12113AS, dated 08-19-2009) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the parameters of the analysis change. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by the Public Works.

HW
Prepared by Julian Garcia
Pm071071s-rev2.doc

Phone (626) 458-4921

Date 05-05-2010

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

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

HW

Prepared by Julian Garcia
pm71071w-rev2.doc

Phone (626) 458-4921

Date 05-05-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

PP- Gunnar

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71071 Map Date: March 30, 2010

C.U.P. _____ Vicinity: 0121C

- 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 as shown on the Tentative Map is adequate, including the access to the existing structures in proposed Lot 2. Access to Lot 3 will be determined during the building plan check phase once architectural plans are submitted for review and approval.

By Inspector: Juan C. Padilla Date May 5, 2010

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 71071 Map Date: March 30, 2010

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 fire flow test conducted by Pasadena Water and Power dated 12-30-08, the existing fire hydrant and water system are 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 May 5, 2010

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 #	71071	DRP Map Date: 03/30/2010	SCM Date: 05/06/2010	Report Date: 05/03/2010
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:	0.02
IN-LIEU FEES:	\$8,042

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,042 in-lieu fees.

Trails:

No trails.

Comments:

Proposal to divide 2 parcels into 3 parcels. An existing single-family residence to remain and 2 new single-family lots to be created; net increase of 2 units.

***Advisory:

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

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

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
April 28, 2010 10:33:50
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map # 71071	DRP Map Date: 03/30/2010	SMC Date: 05/06/2010	Report Date: 05/03/2010
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)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	2	0.02
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			1	
Total Acre Obligation =				0.02

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee.
@(0.0030)	0.02	\$402,088	\$8,042

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
0.02	0.00	0.00	0.02	\$402,088	\$8,042



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
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Fifth District

May 4, 2010

RFS No. 10-0011032

Parcel Map No. 071071

Vicinity: Pasadena

Tentative Parcel Map Date: March 30, 2010 (2nd Revision)

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

The County of Los Angeles Department of Public Health has no objection to this subdivision and Tentative Parcel Map **071071** 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 a public sewer and wastewater treatment facility as proposed.

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

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

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

NEGATIVE DECLARATION

PROJECT NUMBER: PM 071071/RENV200900029

1. DESCRIPTION:

The application is for a Parcel Map to subdivide two parcels into three. The existing structures; which include a single-family house, garage, pool, and pool house; will remain. Parcel 1 will be 67,707 square feet (sf), Parcel 2 (containing the existing house) will be 78,982 sf, and Parcel 3 will be 71,109 sf. The Eaton Wash storm channel traverses the back of the property in a north-south direction. Ingress and egress to all three lots will be on Madre Street.

2. LOCATION:

829 Madre Street, Pasadena

3. PROPONENT:

Len Golbranson
829 Madre Street
Pasadena, CA 91107

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 MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Anthony Curzi AC*

DATE: *June 30, 2010*



**** INITIAL STUDY ****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: February 4, 2010 Staff Member: Anthony Curzi
Thomas Guide: 566-G6 USGS Quad: Mount Wilson
Location: 829 Madre Street, Pasadena (North of Huntington Drive and West of Rosemead Boulevard)

Description of Project: The application is for a Parcel Map to subdivide two parcels into three. The existing structures; which include a single-family house, garage, pool, and pool house; will remain. Parcel 1 will be 67,707 square feet (sf), Parcel 2 (containing the existing house) will be 78,982 sf, and Parcel 3 will be 71, 109 sf. The Eaton Wash storm channel traverses the back of the property in a north-south direction. Ingress and egress to all three lots will be on Madre Street.

Gross Acres: 5.0
Environmental Setting: Project site is located in a suburban area with large lots. Subject property contains 118 oak trees. Surrounding land uses consist of single-family residences and a storm channel (Eaton Wash).

Zoning: R-1-40,000
Category 1—Low Density Residential (1 to 6 dwelling units per acre) and Category O—Open
General Plan: Space.
Community/Area wide Plan: NA

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>TR 52851</u>	<u>Ten single-family lots on 3.6 acres (recorded).</u>
<u>TR 53972</u>	<u>Eight single-family lots on 1.3 acres (recorded).</u>
<u>TR 060107</u>	<u>One multi-family lot with ten detached single-family condominium units on 1.3 acres (pending).</u>
<u>PM 067164</u>	<u>Three single-family lots on 0.35 acres (pending).</u>
<u>PM 070129</u>	<u>Creation of one multi-family lot and conversion of three single-family residences to condominiums on 0.40 acres (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
-
-
-
-
-
-
-
-
-

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW
- Fire Department
-
-
-
-

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
					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.

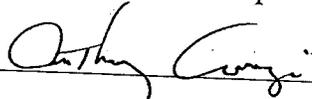
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

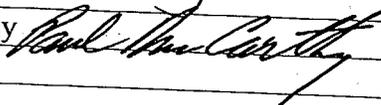
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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: 6/30/2010

Approved by: Paul McCarthy  Date: 6-30-10

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Fault trace traverses project site.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction.</i>
e.	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Building Ordinance No. 2225 – Sections 110, 111, 112, and 113 and Chapters 29 and 70	<input checked="" type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> Approval of Geotechnical Report by DPW
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design

A fault trace traverses the project site. Construction of any new structures on the site will involve the input and clearance of the Department of Public Works Building and Safety.

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input checked="" 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

OTHER CONSIDERATIONS

- Project Design Compatible Use

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

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

MITIGATION MEASURES

- Lot Size
 Project Design
 Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

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

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

SETTING/IMPACTS

RESOURCES - 2. Air Quality

Yes No Maybe

- a. 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. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- c. 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. Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
- e. Would the project conflict with or obstruct implementation of the applicable air quality plan?
- f. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- g. 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. 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. Yes No Maybe 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. Yes No Maybe Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

- c. Yes No Maybe 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. Yes No Maybe Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
The project site may contain an oak woodland.

- e. Yes No Maybe Does the project site contain oak or other unique native trees (specify kinds of trees)?
Project site contains 118 oak trees.

- f. Yes No Maybe Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. Yes No Maybe Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

- Lot Size Project Design

OTHER CONSIDERATIONS

- ERB/SEATAC Review Oak Tree Permit

The project site contains 118 oak trees. However, applicant does not propose any construction at this time and no oak trees will be affected by the proposed action. Applicant will be required to file an oak tree permit if and when any development is proposed on the site and provide mitigation as required.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Project site contains many oak trees.</i>
Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? |
| d. | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Phase 1 Archaeology Report

A Phase 1 archaeological report did not detect any cultural resources on the site and concluded that development of the site would not have any adverse impact to such resources.

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

SELECTING 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Project Design Traffic Report

OTHER CONSIDERATIONS

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 checked="" 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 checked="" 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 checked="" 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" 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. Yes No Maybe Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
 - b. Yes No Maybe Are there any special fire or law enforcement problems associated with the project or the general area?
 - c. Yes No Maybe 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

Lot Size Project Design

OTHER CONSIDERATIONS

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

SELECTING 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:

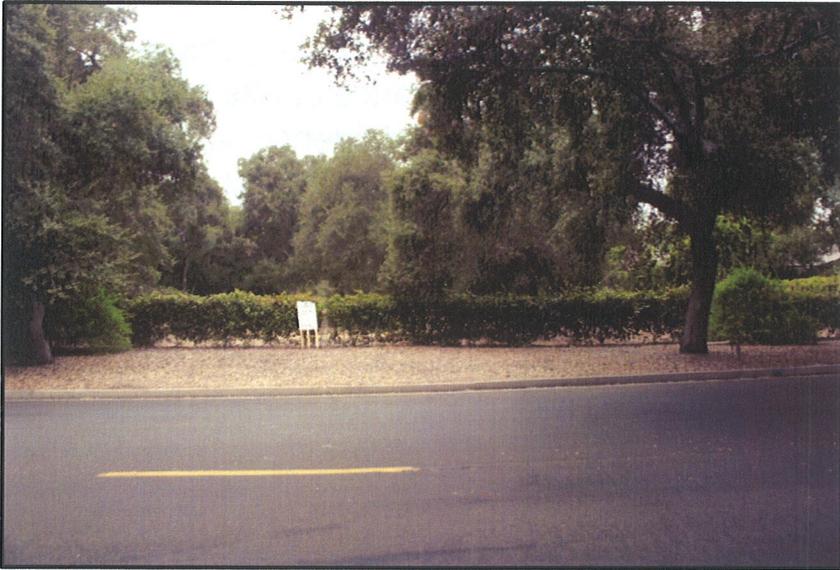
	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop 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



LEFT: Facing west at subject property at approximate location of proposed Parcel No. 1. Note numerous large trees on the property.

RIGHT: Facing west at subject property at approximate location of proposed Parcel No. 3. Note numerous large trees on the property



LEFT: Facing southwest at the west side (rear) of the subject property . The Eaton Wash Flood Control Channel is on the other side of this fence..



LEFT: Existing single-family residence at 829 Madre Street. This residence will remain on proposed Parcel No. 2.

RIGHT: Facing south along Madre Street in front of the subject property. Note the absence street lights and sidewalks.



LEFT: Facing north along Madre Street in front of the subject property. Note the absence street lights and sidewalks.