



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 3, 2015

TO: Librarian  
Temple City Library  
5939 Golden West Avenue  
Temple City, CA 91780

FROM: Marie Pavlovic  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. R2013-02483 / TENTATIVE PARCEL MAP PERMIT NO. PM072311 & CSD MODIFICATION NO. 201300004**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on April 8, 2015.

Please have the materials listed below available to the public through April 20, 2015.

If you have any questions regarding this matter, please contact **Marie Pavlovic** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden(s) of Proof
4. Environmental Document



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**                      **HEARING DATE**

R2013-02483                                      02/18/15

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. PM072311  
 Community Standards District Modification No. 201300004  
 Environmental Assessment No. 201300205

# PROJECT SUMMARY

**OWNER / APPLICANT**

Kuei Yueh Hsu/ Ramon Ronquillo

**MAP/EXHIBIT DATE**

04/30/14

**PROJECT OVERVIEW**

A subdivision request to create two single-family lots with lot width and street frontage of approximately 54 feet each, less than the required street frontage and average lot width of 60 feet in the East Pasadena-San Gabriel Community Standards District (CSD). The project site is currently improved with a single-family residence and garage which are proposed to be demolished.

**LOCATION**

8828 Ardendale Avenue, San Gabriel

**ACCESS**

Ardendale Avenue

**ASSESSORS PARCEL NUMBER(S)**

5381-027-048

**SITE AREA**

0.37 net/0.45 gross acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

South Santa Anita-Temple City

**LAND USE DESIGNATION**

1 – Low Density Residential (1-6 du/ac)

**ZONE**

R-A (Residential-Agricultural)

**PROPOSED UNITS**

2

**MAX DENSITY/UNITS**

2

**COMMUNITY STANDARDS DISTRICT**

East Pasadena – San Gabriel

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.1700 (Hearing Officer or Commission Review of Modifications)
  - 22.44.135 (East Pasadena-San Gabriel CSD Requirements)
  - 22.20.450 (R-A Zone Development Standards)

**CASE PLANNER:**

Marie Pavlovic

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

mpavlovic@planning.lacounty.gov

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

## NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** April 8, 2015 at 9:00 a.m.

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**Project & Permit(s):** Project No. R2013-02483, Permit No. PM072311 & RCSD T201300004

**Project Location:** 8828 Ardendale Avenue, San Gabriel within the South Santa Anita-Temple City Zoned District

**CEQA Public Review Period:** March 9, 2015 to April 8, 2015.

**Project Description:** A tentative parcel map to create two single-family lots pursuant to Los Angeles County (LAC) Code §21.40.010. Also, a Community Standards District Modification to reduce the lot width and street frontage of both lots within the East Pasadena-South San Gabriel Community Standards District pursuant to Code §22.44.135(C)(4)(a).

For more information regarding this application, contact **Marie Pavlovic**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: mpavlovic@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at Temple City Library, 5939 Golden West Avenue/Temple City, 91780. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6433.**





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

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

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

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

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

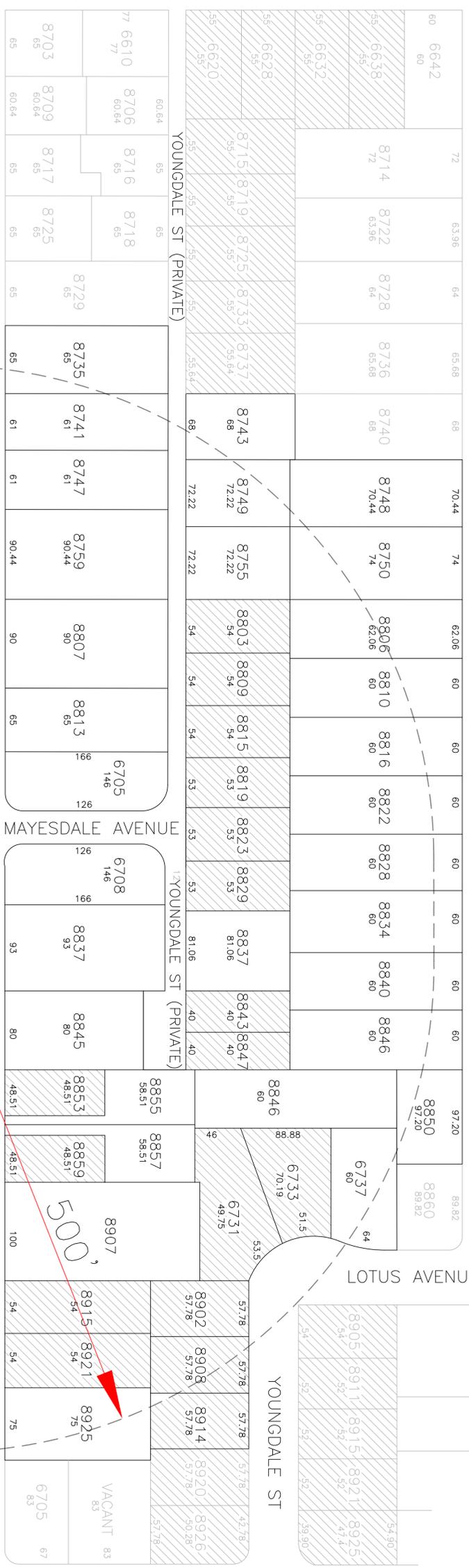
Future construction will not change the zoning and use, therefore not adversely affect the character of the established community. Design of the future construction will follow building codes and the CSD to ensure compatibility with surrounding uses. Although there will be an additional unit in the future, its effect on existing public services and facilities will be minimal. Its effect on current traffic and parking conditions will be minimal. Future on-site parking design will ensure existing parking conditions will not be impacted.

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

The proposal to subdivide the lot into two with both average lot widths and frontage less than 60' is consistent with the characteristics of the neighborhood. Per attached map, there are 48 lots of less than 60' average lot width and 48 lots of less than 60' frontage within 500' of the property. The property will also be subdivided into two lots with its average lot width and frontage being almost equal to that of the lots behind it (8903 & 8909 Camino Real). Future construction will comply with the current CSD.

# BURDEN OF PROOF MAP

NAOMI AVENUE



ARDENDALE AVENUE

MUSCATEL AVENUE

SULTANA AVENUE



**LEGEND:**

PROPERTY WITH EITHER LESS THAN 60' LOT AVE WIDTH OR 60' LOT FRONTAGE

ADDRESS

LOT AVERAGE WIDTH

LOT FRONTAGE

STREET

LOTS WITH LESS THAN 60' LOT WIDTH WITHIN 500' OF 8828 ARDENDALE

-LOTUS AVE (1 TOTAL): 6731

-YOUNGDALE ST (11 TOTAL): 8803, 8809, 8815, 8819, 8823, 8829, 8843, 8847, 8902, 8908, 8914

-ARDENDALE AVE (6 TOTAL): 8838, 8844, 8853, 8859, 8915, 8921

-CAMINO REAL (15 TOTAL): 8902, 8903, 8906, 8909, 8910, 8915, 8920, 8921, 8924, 8925, 8927, 8928, 8954, 8958, 8961, 8965

-CALLITA AVE (13 TOTAL): 8851, 8855, 8861, 8867, 8873, 8879, 8883, 8903, 8907, 8931, 8937, 8941, 8947

-SULTANA AVE (1 TOTAL): 6617

TOTAL LOTS: 48

LOTS WITH LESS THAN 60' FRONTAGE WITHIN 500' OF 8828 ARDENDALE

-LOTUS AVE (2 TOTAL): 6731, 6733

-YOUNGDALE ST (11 TOTAL): 8803, 8809, 8815, 8819, 8823, 8829, 8843, 8847, 8902, 8908, 8914

-ARDENDALE AVE (6 TOTAL): 8838, 8844, 8853, 8859, 8915, 8921

-CAMINO REAL (15 TOTAL): 8902, 8903, 8906, 8909, 8910, 8915, 8920, 8921, 8924, 8925, 8927, 8928, 8954, 8958, 8961, 8965

-CALLITA AVE (13 TOTAL): 8851, 8855, 8861, 8867, 8873, 8879, 8883, 8903, 8907, 8931, 8937, 8941, 8947

-SULTANA AVE (1 TOTAL): 6617

TOTAL LOTS: 48

TOTAL NUMBER OF LOTS WITHIN 500' OF 8828 ARDENDALE: 114



0 30 60



1" = 60'



**Environmental Checklist Form (Initial Study)**  
County of Los Angeles, Department of Regional Planning

**Project title:** R2013-02483/Tentative Parcel Map No. 072311/Community Standards District Modification No. 201300004/Environmental Assessment No. 201300205

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Marie Pavlovic/(213) 974-6433

**Project sponsor's name and address:** Kuei Yueh Hsu, 8828 Ardenale Avenue, San Gabriel, CA 91775

**Project location:** 8828 Ardenale Avenue  
*APN:* 5381-027-048 *USGS Quad:* El Monte

**Gross Acreage:** 0.45 gross/0.37 net acres

**General plan designation:** 1-Low Density Residential (1-6 du/ac)

**Community/Area wide Plan designation:** NA

**Zoning:** R-A (Residential Agricultural)/East Pasadena-San Gabriel Community Standards District

**Description of project:** The project consists of a tentative parcel map to create two single-family lots on 16,519 net square feet and a Community Standards District (CSD) modification to allow reduced street frontage and lot width of 54 feet instead of the required 60 feet. Each parcel is proposed to be 8,529.7 net square feet. The existing single-family residence and accessory structures will be demolished prior to final map recordation. There are no oak trees on site and no grading is proposed.

**Surrounding land uses and setting:** Surrounding properties are zoned R-A and R-1 and developed with single-family residences.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Demolition Permit</u>
<u>Department of Public Works</u>	<u>Final Map</u>

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>None</u>	<u>N/A</u>

**Reviewing Agencies:**

*Responsible Agencies*

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

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- California State University, Fullerton
  - California Historical Resources Information Center

*Regional Significance*

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

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division

- Fire Department
  - Planning Division
  - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells,)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Agriculture/Forest   | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality          | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning           | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities/Services                 |
| <input type="checkbox"/> Energy               | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils        |  |   |

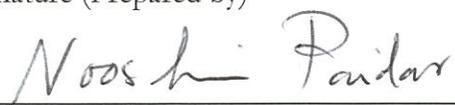
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature (Prepared by)

03/05/15  
Date

  
Signature (Approved by)

3/5/15  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

**1. AESTHETICS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

- a) **Have a substantial adverse effect on a scenic vista?**

There are no significant scenic vistas or ridgelines located on or near the subject property. The edge of Angeles Forest is located more than 4 miles north of the project site. The project site is located within an established urbanized residential community and the creation of 2 single-family parcels from a level single-family lot will not have an adverse effect on elevated viewpoints.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

There are no regional hiking trails on, or in the vicinity of, the property. The 2012 Master Plan of Bikeways proposes Class 3 bike routes along Ardendale Avenue; Duarte Road to the North; and Muscatel Avenue to the west and a Class 2 bike lane along Rosemead Blvd to the east (Source: Department of Public Works). The project will be visible from the Class 3 bike route along Ardendale as Ardendale is the access street to and from the property.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project site is not located near, and cannot be viewed from any scenic highways, ridgelines or view sheds. The project also cannot be viewed from any officially adopted trails and does not contain rock-outcroppings or registered historic buildings. Additionally, no trees are proposed to be removed as part of the subdivision request.

- d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The applicant is requesting to create two single-family lots with a reduction in street frontage and average lot width. The East Pasadena-San Gabriel CSD requires a minimum of 60 feet for both dimensions and the applicant is proposing nearly 54 feet. The requested reduction will not introduce a new development pattern to the area as approximately 42% of single-family residential lots, within a 500-foot radius, have less than the required street frontage and average lot width of 60 feet. Lots similar in size and scale are located to the northwest, north, south, and east of subject site. Since the proposed project will conform to all other CSD requirements, it should not substantially degrade the existing visual character or quality of the site and its surroundings.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The applicant is requesting to create two single-family lots with a reduction in street frontage and average lot width. Although the applicant is requesting lesser street frontage and lot width, the project will conform to all other Title 22 and East Pasadena-San Gabriel CSD requirements including meeting the minimum required area, building setbacks, and prescribed height limitations. Title 22 also prohibits residential structures from using glossy, reflective, or polished metal exterior siding to avoid creating new glare sources. Compliance with these development standards should prevent the creation of substantial shadows, glare, and light.

**2. AGRICULTURE / FOREST**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland, or any other types of Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation).

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is zoned Residential Agricultural; however, the site is not currently used for agricultural purposes and single-family residences are permitted in such zones. The project site is not designated as an Agricultural Opportunity Area. There are no agricultural Williamson Act contract lands in unincorporated Los Angeles County except for Catalina Island. There is no forest land on the project site.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land within the vicinity of the project site.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or farmland within the vicinity of the project site, and the project will not result in the loss of either type of land.

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### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing one existing residential lot into 2 single-family residential parcels. The project entails the creation of additional residential parcels in an R-A (Residential-Agricultural) zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). The proposed project is consistent with the underlying land use designation; therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing an existing residential lot into two single-family lots. The project will not violate any applicable federal or state air quality standards or substantially contribute to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lot into 2 single-family residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds as one additional residential lot is in keeping with the density set forth in the underlying land use plan.

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Although, residential neighborhoods are more susceptible to poor air quality, the proposed use is no more intense, in terms of land use, than what already exists. The subdivision of an existing residential lot into 2 single-family residential parcels, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

e) Create objectionable odors affecting a substantial number of people?

The proposed project of subdividing an existing single-family residential lot into two single-family residential parcels should not create objectionable odors affecting a substantial number of people. The proposed project is subject to AQMD Rule 402, which states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any of those persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property." The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is relatively flat with some non-native grasses and several mature trees, excluding oak and southern California black walnut species, along the perimeter of the property. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area. The California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants include records of observation for 91 special-status species within the project region; however, most of these are not expected to utilize the site because of a combination of factors relating to geographical range and habitat suitability, in combination with the history of human occupancy of the site and immediately surrounding area. The exception to this is the possibility that pallid bat (*Antrozous pallidus*) may roost on-site within structures or mature trees.

Project conditions will include a requirement that pre-construction surveys for roosting common and special-status bat be conducted, and the potential impact to special-status species is therefore considered to be less than significant. Nesting birds, which are protected by state and federal law, are present within virtually all portions of the County and impacts to nesting birds are addressed under (d), below.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is entirely developed with existing structures, landscaping, and disturbed areas, and does not support any sensitive natural communities.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain any drainage courses or wetlands meeting the jurisdictional criteria of either USACE or CDFW.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

On-site structures and landscaping provide suitable roosting and nesting habitat for native bat and bird species. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

Project conditions requiring pre-construction surveys and avoidance measures for roosting bats and nesting birds will reduce potential impacts to these resources to a less than significant level.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak, Joshua, juniper, southern California black walnut, or other native trees or woodlands present on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, Sensitive Environmental Resource Area (SERA), or Wildflower Reserve Area. Since there are no oak trees or oak woodlands located on the project site, there is no conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain historical resources as defined in CEQA Guidelines §15064.5. All structures are proposed to be demolished. Although the Spanish character house was built in 1926, it is not listed on the California Register of Historical Resources or the National Register of Historical Places and is therefore not considered a historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known paleontological resources on or near the site. There are no unique geological features or rock formations on or near the project site. If the project is approved, the following text will be a condition of the approval:

In the event that paleontological resources are encountered during the demolition/construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no record of human remains on the project site. If the project is approved, the project will be conditioned to require the subdivider to halt construction in the vicinity of the discovered human remains, leaving the remains in place. From that point, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then

the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours. Sections 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is subject to and shall comply with the Los Angeles County Green Building Standards Code.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is required to comply with the LA County Green Building Standards Code related to construction. Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, people or structures on the project site will not be exposed to potentially substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?

The project site is located approximately 2/3 of a mile southwest of the Raymond Fault. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The project site is not located within a designated soil liquefaction area (Source: GIS-Net Liquefaction Zone Layer).

iv) Landslides?

The project site is not located within any identified landslide zone. (Source: California Geological Survey).

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within an urbanized area. The proposed project entails a subdivision of one

existing residential parcel into 2 single-family residential parcels. No grading is proposed as part of the subdivision and a connection to the Municipal Separate Storm Sewer System (MS4) is not required for the small-scale development. Future construction of residential units will be subject to grading and/or site drainage review and have to comply with the County's Low Impact Development (LID) Ordinance. LID sets forth requirements to manage storm water runoff and lessen the potential for erosion resulting from storm water runoff. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

The project site is not located within a designated soil liquefaction area (Source: California Department of Conservation). The proposed project will be subject to construction standards imposed by the Department of Public Works and should therefore not cause soil to become unstable or result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

The project site is not located on soil identified as expansive. The proposed project would be required to comply with Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

**e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

**f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?**

The project site does not contain slopes over 25 percent, and thus does not conflict with the Hillside Management Area Ordinance.

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

The project entails a subdivision of an existing residential lot into 2 single-family residential parcels on 0.37 net acres. Considering the project is required to comply with the County's Green Building Ordinance related to construction and is relatively small in scale, GHG emissions resulting from water delivery, electricity generation, and construction activities will not have a significant impact on the environment.

- b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project entails a subdivision of one existing residential lot into 2 single-family residential parcels on 0.37 net acres. Considering the relatively small scale of the project and required compliance with the County's Green Building Ordinance, it is not expected that the project will generate GhGs that will have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GhGs emissions.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. The proposed project includes the demolition of existing structures which will involve the handling and transport of resulting materials and debris that could include asbestos and lead-based paint. If hazardous materials are discovered, the construction crew is required to comply with local, state, and Federal laws regulating the handling, transport, storage, and disposal of such materials. During the construction phase of the project, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The proposed project could use hazardous materials such as paints, cleaning agents, aerosol cans, landscaping-related chemicals, and common household substances such as bleaches during construction activities on the proposed project site. All uses and storage of these materials would be subject to federal, state, and local laws pertaining to the use, storage and transportation of these hazardous materials. Most of the hazardous materials indicated above are allowed to be disposed of at the local Class II and Class III landfills that serve the proposed project site. Since the proposed project would be required to abide by federal, state, and local laws pertaining to the use, storage, and transportation of these materials, the likelihood of an accidental release occurring and creating a significant hazard to the public would be minimal. Therefore, impacts would be less than significant.

The residential subdivision project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, there may be minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The subdivision of one existing residential lot into 2 single-family residential parcels will not generate

hazardous emissions or result in the handling of acutely hazardous materials, substances or waste. The demolition phase of the project could involve the handling, transport, and disposal of hazardous materials and the construction phase could include the minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. However, current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 500 feet of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>).

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones

(Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The water purveyor confirmed, in a letter dated 11/15/13, the existing water system can support the required fire flow as set forth by the Fire Department.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located within proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by other residential uses and commercial buildings. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed residential subdivision resulting in two lots does not entail the regular use of large amounts of hazardous or highly flammable materials or substances.

**10. HYDROLOGY AND WATER QUALITY**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The project site is connected to an existing municipal wastewater system. A sewer area study was approved by the Department of Public Works for the proposed two single-family residential parcels. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, in order to control and minimize potentially polluted runoff. Compliance with these standards should prevent the violation of any water quality or waste discharge requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site will be served by a public water system and will not make use of local groundwater.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project entails dividing the one existing residential lot into 2 single-family residential parcels. The site is relatively level and does not contain any existing drainage courses. The creation of two single-family lots will not substantially alter the existing drainage pattern of the site as grading is not proposed as part of the subdivision request. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID requirements.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project entails dividing an existing residential lot into 2 single-family residential parcels. The site is

relatively level and does not contain any existing drainage courses. The land division will not substantially alter the existing drainage pattern of the site as no grading is proposed as part of the subdivision request. Any future development of the residential lots will be required to submit an approved drainage plan and comply with LID requirements.

**e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?**

The creation of two single family lots from one lot, with no immediate plans to construct single-family homes, would not increase habitat for mosquitoes and other vectors resulting in increased pesticide use. Any proposed water features in conjunction with single-family residences are reviewed as part of the routine permitting process. The review includes ensuring proposed water features have a water circulation component.

**f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Subdividing the project site resulting in 2 residential lots would not create additional impervious surfaces that would exceed the capacity of existing or planned stormwater drainage systems. Future construction of residences will be subject to site drainage review and the LID Ordinance. The County's storm drainage conveyance system (MS4) collects residential stormwater discharge that is not absorbed onsite and is required to comply with its National Pollutant Discharge Elimination System (NPDES) permit.

**g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**

The project will be required to comply with the National Pollution Discharge Elimination System ("NPDES") requirements and any future construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff. These collective measures should prevent violation of applicable stormwater permits and negative impacts to surface waters or groundwater quality.

**h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?**

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

**i) Result in point or nonpoint source pollutant**

**discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**

The project site is located in the San Gabriel Valley, approximately 20 miles from the coastal portions of Los Angeles County and utilizes the municipal storm drain system. Since the proposed project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements should prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website (Source: [http://www.waterboards.ca.gov/water\\_issues/programs/ocean/docs/asbs/asbs\\_areas/asbs\\_swqpa\\_publication03.pdf](http://www.waterboards.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf)).

**j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**                                                                               

The proposed project does not entail the use of onsite wastewater treatment systems.

**k) Otherwise substantially degrade water quality?**                                                                               

The proposed project of subdividing one existing residential lot into 2 single-family residential parcels will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

**l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?**                                                                               

The project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

**m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**                                                                               

The project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

**n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

The project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). The project site is not located within a dam inundation area, as identified by the Los Angeles County CEO/ITS Emergency Management Systems.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone.

**11. LAND USE AND PLANNING**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Physically divide an established community?

The proposed project entails subdividing an existing residential lot into two parcels and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, flood control channels, and the project will conform to the existing street grid.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The proposed project entails subdividing an existing residential lot into two parcels. The property's land use category is Low Density Residential (1-6 dwelling units/acre) within the Countywide Land Use Plan. The land use designation is designed for the establishment of single-family residential developments. The proposed project of 2 residential parcels on 0.37 acres is consistent with this category of the countywide General Plan.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The property is zoned R-A (Residential - Agricultural) and is located within the East Pasadena-San Gabriel Community Standards District (CSD). The proposed development of 2 single-family residences is consistent with the R-A zoning classification. The applicant is requesting reduced street frontage and required lot width of 54' while the CSD requires 60' for both standards (based on the size of the proposed lots). The standard minimum lot width is 50'; however, when another ordinance in Title 22 imposes a different standard, the more stringent standard applies. Currently 42% of properties within a 500' radius of the project site do not meet the 60' street frontage and required minimum lot width requirements as imposed by the East Pasadena-San Gabriel CSD.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance.

**12. MINERAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

**13. NOISE**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element (GPNE). The project site is not near a noise-generating site (e.g., airport, industrial site), but is approximately a tenth of a mile or 528 feet from arterial State Highway Route 19 (Rosemead Boulevard). According to the GPNE, an arterial highway at roughly 50' from the project site produces noise measuring 65 decibels (dB) to 95 dB, depending on the vehicle type. The GPNE likens noise heard at 65 dB to the sound produced by an electrical typewriter set 10' away and the noise heard at 95dB to the sound produced by a newspaper press.

The project will conform to Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which sets forth 45 decibels (db) as the exterior noise level for nighttime (between 10 p.m. and 7 a.m.) and 50dB for daytime (7 a.m. to 10 p.m.) in residential areas (Noise Zone II). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element does not provide thresholds for noise.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Although the project is located within an established residential neighborhood, it would not expose sensitive receptors to excessive noise levels. The project proposes the same use as what currently exists. Further, the project will comply with Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code which sets ambient noise levels for various noise zones and limits construction noise to 75dB during the daytime in single-family residential areas.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The project proposes subdivision of an existing residential lot into 2 parcels. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?**

The project entails the subdivision of an existing residential lot into 2 parcels. Although the subdivision project includes demolition, the construction activity as well as all future activity will be required to comply with the limits set forth in the Los Angeles County Noise Control Ordinance. Associated vehicle noise from traffic and parking should not generate significant temporary or periodic increase in ambient noise levels. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above current levels, including noise from parking areas. Any noise generated by additional single-family residences would be in keeping with the current ambient noise levels in the area, which is developed with single-family residences at a similar density. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

The project site is not within the vicinity of a private airstrip. The El Monte Airport is approximately 2.5 miles to the southeast of the project site.

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes one additional single family lot which would not induce substantial growth in the area. The project site is located in a well established urban residential development.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of 2 single-family residential parcels includes demolition of the existing housing unit; but the resulting subdivision will produce a gain of one additional housing unit. There are no affordable housing units onsite; therefore, replacement housing elsewhere is not necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The creation of 2 single-family parcels will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. Residents of adjacent properties will be able to access their respective properties during and after construction of the proposed project.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not exceed official regional or local population projections. The proposed 2 single-family parcels will not exceed this projection and is consistent with the density permitted by the Countywide General Plan. The creation of 1 additional single-family parcel should not alter the growth rate of the population beyond that projected in the County General Plan.

**15. PUBLIC SERVICES**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#5) is approximately 1.1 miles, shortest drive route, to the northeast of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 1.3 miles, shortest drive route, from the Temple Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Temple City Unified School District. Considering the scale of the project, the two single-family parcels are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address the increase in population, at a rate to be determined by the school district.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest County park is Michillinda Park, located approximately one mile to the northeast.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 2 residential units, and thus increase the population. The population increase is not substantial and will not diminish Los Angeles County Public Library's capacity to serve the project

site and the surrounding community. The Temple City Library is located approximately 2.1 miles, shortest drive route, southeast of the project site.

**Other public facilities?**

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Review of the project by the Los Angeles County Department of Parks and Recreation has not disclosed that the project would increase the use of existing neighborhood and regional parks or other recreational facilities contributing to substantial or accelerated physical deterioration of such facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

c) Would the project interfere with regional open space connectivity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

**17. TRANSPORTATION/TRAFFIC**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan (RTP), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

- b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

The project entails a subdivision of one existing residential lot into 2 single-family residential parcels. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works (DPW).

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project entails the subdivision of one existing residential lot into 2 single-family residential parcels. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore,

there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The proposed project of creating one additional residential parcel would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is located along a proposed Class III bike route identified on the 2012 Bikeways Master Plan. Occupation of the two single family homes along the proposed bike route would not impede the use of these facilities or reasonably decrease the performance or safety of such facilities. Construction of road improvements may temporarily impede the use of the bike route in front of subject property. There are no transit overlay districts. The subdivider is required to construct a sidewalk in front of the proposed project. Currently, sidewalks only exist on the corners at the west end of Ardenale Avenue. Therefore, the proposed project would make a small improvement in the existing pedestrian pathway system. The closest bus stop is located at the northwest corner of Ardenale Avenue/Rosemead Boulevard. Access to and use of this facility would not be impacted by the proposed project. Overall, there will be minimal negative impact resulting from the proposed project.

**18. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The creation of 1 additional residential parcel is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

- b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of 1 additional residential parcel should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

- c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Department of Public Works' review of the project indicates that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. Future construction of residential units will be required to comply with the LID Ordinance.

- d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of 1 additional single-family residences will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Green Building Ordinance, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The subdivision proposal, to create 2 residential parcels, should not significantly impact solid waste disposal capacity due to its small scale.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. Additionally, when households retain waste hauler services contracted with the County, residences receive one container for recyclable materials and one for green waste in addition to the trash container. Households can also receive one additional green waste container and one recyclable container at no extra cost upon request in an effort to achieve the waste diversion goals through increased recycling access (California Solid Waste Reuse and Recycling Access Act of 1991). The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

**19. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to 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, substantially 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?

The project does not have the potential to 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, substantially 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. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. Although less than required street frontage and average lot width, per the CSD, are being requested, the proposed use and density complies with the County General Plan and all other requirements set forth by the Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

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The proposed project does not have cumulative impacts. The proposed project will not induce growth, as the project does not require additional infrastructure beyond that necessary to serve the project. Since, there aren't any impacts that could be deemed cumulatively considerable, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project entails subdividing an existing residential lot into 2 single-family residential parcels in an R-A (Residential-Agricultural) zone. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.