Regional Planning Commission Transmittal Checklist

Hearing Date
08/03/2016
Agenda Item No.
6

Project Number: TR060358-(4)

Case(s): Tentative Tract Map No. 060358
Housing Permit No. 201300009
Environmental Assessment No. 200500125

Planner: Tyler Montgomery

- [x] Project Summary
- [x] Property Location Map
- [x] Staff Analysis
- [ ] Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- [x] Draft Findings
- [x] Draft Conditions + Other department letters of recommended conditions
- [ ] Previous CUP Conditions of Approval
- [ ] Burden of Proof Statement(s)
- [x] Environmental Documentation (ND / MND / EIR)
- [ ] Correspondence
- [x] Photographs
- [x] Aerial Image(s)
- [x] Land Use/Zoning Map
- [x] Tentative Tract / Parcel Map
- [ ] Site Plan / Floor Plans / Elevations
- [ ] Exhibit Map
- [ ] Landscaping Plans
- [ ] Findings and conditions of Previous permit

Reviewed By: [signature] 9/21/16

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

PROJECT SUMMARY

PROJECT NUMBER
TR060358-(4)

HEARING DATE
08/03/2016

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 060358
Housing Permit No. 201300009
Environmental Assessment No. 200500125

OWNER / APPLICANT
Abell Helou Homes

MAP/EXHIBIT DATE
03/29/2016

PROJECT OVERVIEW

The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests an administrative housing permit to set aside four (4) single-family lots for low-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant also requests two incentives: reduced lot areas and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

LOCATION
1236 and 1244 Galemont Avenue, Hacienda Heights

ACCESS
Galemont Avenue

ASSESSORS PARCEL NUMBER(S)
8218-021-900; 8218-021-901; 8218-021-902; 8218-021-903; 8218-021-904

SITE AREA
2.5 gross (2.1 net) acres

GENERAL PLAN / LOCAL PLAN
Hacienda Heights Community Plan

ZONED DISTRICT
Hacienda Heights

LAND USE DESIGNATION
H9 (Residential 9—0-9 dwelling units/ net acre)

ZONE
R-1 (Single Family Residence)

PROPOSED UNITS
24

MAX DENSITY/UNITS
9 DU/AC (18 units)

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan
- Consistency with the Subdivision Map Act and Title 21 (Subdivisions) of the Los Angeles County Code
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:
Tyler Montgomery

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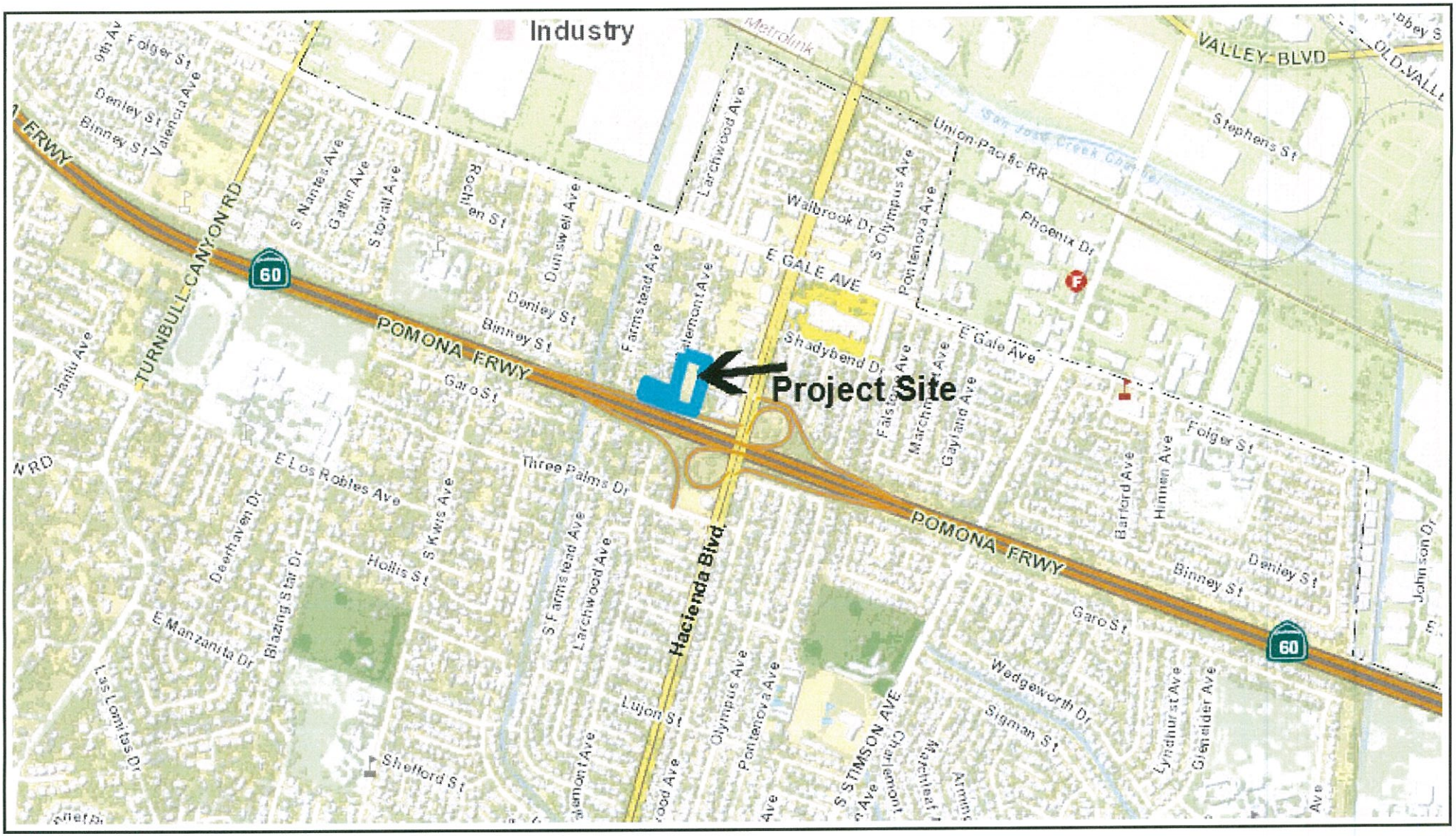

TR 060358

Vicinity Map

Printed: Jul 20, 2016

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Feet

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ENTITLEMENTS REQUESTED

- Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres, pursuant to County Code Section 21.40.020.
- Administrative Housing Permit requesting a density bonus of 33 percent over the base number of dwelling units allowed by the Community Plan (18), as well as two (2) development incentives, in exchange for the dedication of four (4) dwelling units for lower-income households, pursuant to County Code Section 22.56.2800.

PROJECT DESCRIPTION

The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests an administrative housing permit to set aside four (4) single-family lots for lower-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant requests two development incentives: reduced lot areas and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

The dedication of 22% of the allowed number of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting two off-menu incentives: the reduction of minimum lot sizes by more than 20 percent and the reduction of average lot widths by more than 20 percent. The minimum net lot size for the R-1 Zone is 5,000 square feet, while the applicant proposes a minimum residential lot size of 2,723 square feet (a 45% reduction) and an average residential lot size of 3,873 square feet (a 23% reduction). The minimum average lot width is 50 feet, while the applicant proposes a minimum residential lot width of 32 feet (a 36% reduction) and an average residential lot width of 39.7 feet (a 21% reduction).

MAP DESCRIPTION The Tentative Tract Map depicts the proposed 24 single-family residential lots and three (3) private driveway/fire lane lots spanning the east and west sides of Galemont Avenue. All lots would take vehicular access from the three private driveways, two of which run east from Galemont Avenue, and one of which runs west from Galemont Avenue. The existing cul-de-sac of Galemont Avenue would also be enlarged to current County standards. All proposed lots, with the exception of Lot 20, would have net areas less than 5,000 square feet, and 20 of them would have net areas of less than 4,000 square feet. All but three of the lots (Lots 10, 11, and 20) would have average widths of less than 50 feet, and 17 of them would have average widths of less than 40 feet.

EXISTING ZONING

The subject property is zoned R-1 (Single Family Residence).

Surrounding properties are zoned as follows:
North: R-1

South: Pomona (60) Freeway
East: C-2 (Neighborhood Business)
West: R-1

EXISTING LAND USES

The subject property is a vacant lot that was previously occupied by a plant nursery in a relatively developed area. It is surrounded by single-family residences to the north and west, the Pomona (60) Freeway to the south, and various retail, restaurant, hotel, and office commercial uses to the east, fronting on Hacienda Boulevard. The Land Use classification of the project site under the Hacienda Heights Community Plan is "H9—Residential 9 (0-9 dwelling units per net acre)."

Surrounding properties are developed as follows:
North: Single-family residences
South: Pomona (60) Freeway
East: Retail, restaurant, hotel, and office uses
West: Single-family residences

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning prepared a Negative Declaration as the appropriate environmental documentation under California Environmental Quality Act ("CEQA") reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment. The Negative Declaration has been circulated to all relevant County agencies. All comments received by these agencies were incorporated into the final document. Therefore, Regional Planning staff recommends that the Commission adopt the proposed Negative Declaration.

STAFF EVALUATION

General Plan/Community Plan Consistency

The proposed use of the site as single-family residences is consistent with the "H9" classification under the Hacienda Heights Community Plan ("HHCP"). This designation allows for a maximum density of nine (9) dwelling units per net acre, which would permit a maximum of 18 dwelling units on the 2.1-acre project site. However, the applicant is requesting a 33 percent density bonus through the dedication of four (4) residential units for lower-income households. Density bonuses for qualified affordable housing projects are permitted by the General Plan Housing Element upon the issuance of a housing permit, which may be administrative or discretionary. Therefore, the requested total of 24 residential units is consistent with this regulation, as the applicant is requesting a housing permit.

The following policies of the HHCP are applicable to the proposed project:

LAND USE ELEMENT

- Policy LU 1.4:
  Distribute low- and moderate-income units equitably throughout the community and encourage provision of such units in all new developments.

  The proposed project would create four lower-income dwelling units to be integrated into the proposed and surrounding community.

APPEARANCE ELEMENT

- Policy A 3.3:
  Require new residential development to include transitional design features between different housing types and densities through the use of setback variation, massing, or other design features.

  While the proposed lots are smaller in area and width than residential lots to the north and west, the required setbacks would be maintained. In addition, the proposed lots would have rear yards of at least 20 feet in length separating new residences from existing residential lots. In only one case (Lot 24) would a new lot's side-yard setback be adjacent to an existing residential lot.

MOBILITY ELEMENT

- Policy M 4.4:
  New "private driveway and fire lanes" (commonly known as "private streets") and all "Private and Future Streets" shall be maintained in a similar manner as public streets.

  The permittee shall be required to create a Homeowners Association (HOA) with adequate provisions for maintaining the proposed private driveways to a standard equal or better than surrounding public streets.

HOUSING ELEMENT

- Policy H 1.1:
  Promote development of affordable and senior housing that is safe and accessible to local amenities and community resources.

  The project would create four lower-income dwelling units within an existing residential community with adequate access to local commercial areas and other community resources.

<u>Zoning Ordinance and Development Standards Compliance</u>
The project site is located in the R-1 (Single Family Residence) Zone. Single-family residences are permitted by right within this zone.

Section 22.52.1180 of the County Code requires that each single-family residence on a parcel of less than one gross acre provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage.

Through the administrative housing permit process, up to two (2) on-menu or off-menu incentives—which allow deviations from normal development standards—may be requested for a project dedicating at least 20 percent of its allowed units for lower-income households. The applicant has applied for an administrative housing permit requesting the following two (2) off-menu incentives:

Lot Area:
Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an "off-menu" incentive (Lots 1-9, 12-19, and 21-23).

Lot Width:
Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an "off-menu" incentive (Lots 2-9, 12-19, and 21).

A table depicting the project's proposed residential lot areas and widths is provided below:

Lot #	Net Area (sq. ft.)	% reduction	Avg. Width (ft.)	% reduction
1	3924	21.5%	44.5	11.0%
2	2915	41.7%	34	32.0%
3	2838	43.2%	34	32.0%
4	2760	44.8%	34	32.0%
5	2906	41.9%	34.5	31.0%
6	3063	38.7%	34.5	31.0%
7	2723	45.5%	34	32.0%
8	2723	45.5%	34	32.0%
9	2723	45.5%	34	32.0%
10	4161	16.8%	51.9	None
11	4096	18.1%	46.7	6.6%
12	2723	45.5%	34	32.0%
13	2723	45.5%	34	32.0%
14	2723	45.5%	34	32.0%
15	2904	41.9%	35	30.0%
16	2867	42.7%	32	36.0%

17	2775	44.5%	32	36.0%
18	2781	44.4%	32	36.0%
19	2789	44.2%	32	36.0%
20	5118	None	61.1	None
21	3275	34.5%	36.5	27.0%
22	3088	38.2%	41	18.0%
23	3088	38.2%	41	18.0%
24	4402	12.0%	43.7	12.6%

The requested density bonus of the administrative housing permit is not subject to discretion, per Section 22.56.2690 of the County Code. Section 22.56.2730 of the County Code states that development incentives for and administrative housing permit may only be denied if one of the following findings is made:

1. That the incentive is not required in order to provide for affordable housing costs or affordable rents, or

2. That the incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households.

The ability of the proposed project to comply with the above criteria will be analyzed in the "Neighborhood Impact/Land Use Compatibility" section below.

Site Visit

Regional Planning staff has visited the Project site numerous times since the application was filed, with the most recent visit occurring in September of 2014. Staff can confirm that the topography and conditions of the site are accurately represented in the applicant's submitted maps.

Neighborhood Impact/Land Use Compatibility

The proposed development exceeds the maximum residential density permitted by mixed-use projects. However, the adopted General Plan Housing Element, as well as policies of the General Plan, strongly support higher density infill development and critically needed affordable housing to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code as modified by the housing permit. The project is surrounded by compatible residential uses to the north and west and has access to a County maintained road. Therefore, it is

unlikely that additional residential development on the project site would adversely affect the health, comfort, or welfare of area residents. While the development is adjacent to a freeway, it is located at a lower elevation and separated from the roadway by a sound wall and landscaping. Its rear adjacency to commercial development to the east is similar to all existing residential lots on the east side of Galemont Avenue. The proposed private driveways and fire lanes would provide vehicular access to the each individual lot and would be maintained through required covenants, conditions, and restrictions ("CC&Rs"), as well as reciprocal access easements, as required by the project's draft conditions of approval.

The proposed residential density bonus meets the requirements for an administrative housing permit and thus is not subject to discretion. Therefore, if the proposed subdivision is approved, the density bonus must be approved as well. Development incentives must also be approved if such incentives are necessary for the project to provide affordable housing units and would not cause an adverse impact to the public health or safety. The requested reductions in lot sizes and lot widths are necessary in this case, as the project site's total area would not be enough to accommodate 24 lots of standard dimensions—24 lots being the result of the non-discretionary density bonus. No degradation of natural or historic features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. The Department of Public Works ("DPW") has reviewed the development and determined that the development—with the proposed street improvements, which include street and cul-de-sac widening, sidewalks, street lighting, and street tree development—would have adequate vehicular access, and the amount of traffic generated by the project would not require a Traffic Impact Analysis. A geotechnical report, water quality plan, and sewer area study have also been approved by DPW.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated March 29, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of April 26, 2016 is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of this public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

No public comments have been received for this project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project No. TR060358-(1), Tentative Tract Map 060358, and Housing Permit No. 201300009, subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. 200500125, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NO. 060358 AND HOUSING PERMIT NO. 201300009, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Kim K. Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (04/28/16)
Aerial Image, Site Photographs
GIS Maps
Vesting Tentative Tract Map (03/29/16)
Housing Permit Exhibit "A" (03/29/16)
Initial Study & Negative Declaration

KKS:TM
06/27/16

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR060358-(1)
HOUSING PERMIT NO. 201300009

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on August 3, 2016, in the matter of Project No. TR060358, consisting of Tentative Tract Map No. 060358 and Housing Permit No. 201300009. Environmental Assessment No. 200500125 is associated with this Project.

2. **ENTITLEMENT(S) REQUESTED.** The applicant requests Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres, pursuant to County Code Section 21.40.020.

3. **LOCATION.** The project site is located at 1236 and 1244 Galemont Avenue in the community of Hacienda Heights.

4. **PROJECT DESCRIPTION.** The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests an administrative housing permit to set aside four (4) single-family lots for lower-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant requests two development incentives: reduced lot areas and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

   The dedication of 22% of the allowed number of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting two off-menu incentives: the reduction of minimum lot sizes by more than 20 percent and the reduction of average lot widths by more than 20 percent. The minimum net lot size for the R-1 Zone is 5,000 square feet, while the applicant proposes a minimum residential lot size of 2,723 square feet (a 45% reduction) and an average residential lot size of 3,873 square feet (a 23% reduction). The minimum average lot width is 50 feet, while the applicant proposes a minimum residential lot width of 32 feet (a 36% reduction) and an average residential lot width of 39.7 feet (a 21% reduction).

5. **TOPOGRAPHY**. The subject property is a vacant lot that was previously occupied by a plant nursery in a relatively developed area. It is surrounded by single-family residences to the north and west, the Pomona (60) Freeway to the south, and various retail, restaurant, hotel, and office commercial uses to the east, fronting on Hacienda Boulevard.

6. **ZONING.** The subject property is zoned R-1 (Single Family Residence).

7. **LAND USE CLASSIFICATION.** The Land Use classification of the project site under the Hacienda Heights Community Plan is "H9—Residential 9 (0-9 dwelling units per net acre)."

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

   North: R-1
   South: Pomona (60) Freeway
   East: C-2 (Neighborhood Business)
   West: R-1

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

   North: Single-family residences
   South: Pomona (60) Freeway
   East: Retail, restaurant, hotel, and office uses
   West: Single-family residences

10. **SITE ACCESS.** Galemont Avenue provides public street frontage and access to the Project site. As part of the project, the street would be slightly realigned, and a new cul-de-sac would be constructed.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated March 29, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of April 26, 2016 is included as part of the Tentative Tract Map's conditions of approval.

12. **ENVIRONMENTAL DETERMINATION.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.**
    An administrative housing permit is a ministerial approval and thus does not require a public hearing. However, pursuant to Section 22.56.2700 of the County Code, when an application is filed for a permit, variance, or other discretionary land use

entitlement concurrently with an application for an administrative housing permit, the Commission may consider and approve such application for an administrative housing permit concurrently with such permit, variance, or other discretionary land use entitlement—in this case the Tentative Tract Map. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

14. **PUBLIC COMMENTS.**
No public comments have been received regarding the project.

15. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on August 3, 2016.

16. **PLAN CONSISTENCY.**
The proposed use of the site as single-family residences is consistent with the "H9" classification under the Hacienda Heights Community Plan ("HHCP"). This designation allows for a maximum density of nine (9) dwelling units per net acre, which would permit a maximum of 18 dwelling units on the 2.1-acre project site. However, the applicant is requesting a 33 percent density bonus through the dedication of four (4) residential units for lower-income households. Density bonuses for qualified affordable housing projects are permitted by the General Plan Housing Element upon the issuance of a housing permit, which may be administrative or discretionary. Therefore, the requested total of 24 residential units is consistent with this regulation, as the applicant is requesting a housing permit.

Several policies of the HHCP are also applicable to the project, including several regarding the equitable distribution of low- and moderate-income housing, the requirement of transitional design features between different housing types, adequate maintenance of private driveways and fire lanes, and the accessibility of affordable housing to local amenities and community services.

17. **ZONING CODE CONSISTENCY.**
The project site is located in the R-1 (Single Family Residence) Zone. Single-family residences are permitted by right within this zone.

Section 22.52.1180 of the County Code requires that each single-family residence on a parcel of less than one gross acre provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage.

Through the administrative housing permit process, up to two (2) on-menu or off-menu incentives—which allow deviations from normal development standards—may be requested for a project dedicating at least 20 percent of its allowed units for lower-income households. The applicant has applied for an administrative housing permit requesting the following two (2) off-menu incentives:

Lot Area:
Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an "off-menu" incentive (Lots 1-9, 12-19, and 21-23).

Lot Width:
Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an "off-menu" incentive (Lots 2-9, 12-19, and 21).

18. **LAND USE COMPATIBILITY.** The proposed development exceeds the maximum residential density permitted by mixed-use projects. However, the adopted General Plan Housing Element, as well as policies of the General Plan, strongly support higher density infill development and critically needed affordable housing to promote diversity in housing options to serve the housing need. The project is also consistent with the Subdivision Code and Zoning Code as modified by the housing permit. The project is surrounded by compatible residential uses to the north and west and has access to a County maintained road. Therefore, it is unlikely that additional residential development on the project site would adversely affect the health, comfort, or welfare of area residents. While the development is adjacent to a freeway, it is located at a lower elevation and separated from the roadway by a sound wall and landscaping. Its rear adjacency to commercial development to the east is similar to all existing residential lots on the east side of Galemont Avenue. The proposed private driveways and fire lanes would provide vehicular access to the each individual lot and would be maintained through required covenants, conditions, and restrictions ("CC&Rs"), as well as reciprocal access easements, as required by the project's draft conditions of approval.

The proposed residential density bonus meets the requirements for an administrative housing permit and thus is not subject to discretion. Therefore, if the proposed subdivision is approved, the housing permit must be approved as well. The requested reductions in lot sizes and lot widths are necessary in order to provide the proposed affordable units, as the project site's total area would not be enough to accommodate 24 lots of standard dimensions—24 lots being the result of the non-discretionary density bonus. No degradation of natural or historic features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. The Department of Public Works ("DPW") has reviewed the development and determined that the development—with the proposed street improvements, which include street and cul-de-sac widening, sidewalks, street lighting, and street tree development—would have adequate vehicular access, and the amount of traffic generated by the project would not require a Traffic Impact Analysis. A geotechnical report, water quality plan, and sewer area study have also been approved by DPW

19. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.

20. **SEWER DISCHARGE.** The Regional Planning Commission finds that 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 Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

21. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.

22. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.

23. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

24. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that 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.

25. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that 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.

26. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that 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 and Community Plan.

27. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and the La Puente County Library. On June 29, 2016, Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to four persons on the courtesy mailing list for the Hacienda Heights Zoned District.

28. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and Community Plan.

B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 200500125, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed

and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and); and

2. Approves Tentative Tract Map No. 060358, subject to the attached conditions.

ACTION DATE:
Vote:
Yes:
No:
Absent:

KKS:TM
07/06/16

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR060358-(1)
HOUSING PERMIT NO. 201300009

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on August 3, 2016, in the matter of Project No. TR060358, consisting of Tentative Tract Map No. 060358 and Housing Permit No. 201300009. Environmental Assessment No. 200500125 is associated with this Project.

2. **ENTITLEMENT(S) REQUESTED.** The applicant requests an administrative Housing Permit for a density bonus of 33 percent over the base number of dwelling units allowed by the Community Plan (18), as well as two (2) development incentives, in exchange for the dedication of four (4) dwelling units for lower-income households, pursuant to County Code Section 22.56.2800.

3. **LOCATION.** The project site is located at 1236 and 1244 Galemont Avenue in the community of Hacienda Heights.

4. **PROJECT DESCRIPTION.** The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests an administrative housing permit to set aside four (4) single-family lots for lower-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant requests two development incentives: reduced lot areas and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

   The dedication of 22% of the allowed number of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting two off-menu incentives: the reduction of minimum lot sizes by more than 20 percent and the reduction of average lot widths by more than 20 percent. The minimum net lot size for the R-1 Zone is 5,000 square feet, while the applicant proposes a minimum residential lot size of 2,723 square feet (a 45% reduction) and an average residential lot size of 3,873 square feet (a 23% reduction). The minimum average lot width is 50 feet, while the applicant proposes a minimum residential lot width of 32 feet (a 36% reduction) and an average residential lot width of 39.7 feet (a 21% reduction).

5. **TOPOGRAPHY**. The subject property is a vacant lot that was previously occupied by a plant nursery in a relatively developed area. It is surrounded by single-family residences to the north and west, the Pomona (60) Freeway to the south, and various retail, restaurant, hotel, and office commercial uses to the east, fronting on Hacienda Boulevard.

6. **ZONING.** The subject property is zoned R-1 (Single Family Residence).

7. **LAND USE CLASSIFICATION.** The Land Use classification of the project site under the Hacienda Heights Community Plan is "H9—Residential 9 (0-9 dwelling units per net acre)."

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

   North: R-1
   South: Pomona (60) Freeway
   East: C-2 (Neighborhood Business)
   West: R-1

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

   North: Single-family residences
   South: Pomona (60) Freeway
   East: Retail, restaurant, hotel, and office uses
   West: Single-family residences

10. **SITE ACCESS.** Galemont Avenue provides public street frontage and access to the Project site. As part of the project, the street would be slightly realigned, and a new cul-de-sac would be constructed.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated March 29, 2016, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of April 26, 2016 is included as part of the Tentative Tract Map's conditions of approval.

12. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.**
    An administrative housing permit is a ministerial approval and thus does not require a public hearing. However, pursuant to Section 22.56.2700 of the County Code, when an application is filed for a permit, variance, or other discretionary land use entitlement concurrently with an application for an administrative housing permit, the Commission may consider and approve such application for an administrative housing permit concurrently with such permit, variance, or other discretionary land use entitlement—in this case the Tentative Tract Map. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

13. **PUBLIC COMMENTS.**
No public comments have been received regarding the project.

14. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on August 3, 2016.

15. **PLAN CONSISTENCY.**
The proposed use of the site as single-family residences is consistent with the "H9" classification under the Hacienda Heights Community Plan ("HHCP"). This designation allows for a maximum density of nine (9) dwelling units per net acre, which would permit a maximum of 18 dwelling units on the 2.1-acre project site. However, the applicant is requesting a 33 percent density bonus through the dedication of four (4) residential units for lower-income households. Density bonuses for qualified affordable housing projects are permitted by the General Plan Housing Element upon the issuance of a housing permit, which may be administrative or discretionary. Therefore, the requested total of 24 residential units is consistent with this regulation, as the applicant is requesting a housing permit.

Several policies of the HHCP are also applicable to the project, including several regarding the equitable distribution of low- and moderate-income housing, the requirement of transitional design features between different housing types, adequate maintenance of private driveways and fire lanes, and the accessibility of affordable housing to local amenities and community services.

16. **ZONING CODE CONSISTENCY.**
The project site is located in the R-1 (Single Family Residence) Zone. Single-family residences are permitted by right within this zone.

Section 22.52.1180 of the County Code requires that each single-family residence on a parcel of less than one gross acre provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage.

Through the administrative housing permit process, up to two (2) on-menu or off-menu incentives—which allow deviations from normal development standards—may be requested for a project dedicating at least 20 percent of its allowed units for lower-income households. The applicant has applied for an administrative housing permit requesting the following two (2) off-menu incentives:

<u>Lot Area:</u>
Pursuant to Section 21.24.240 of the County Code, the minimum required net area for new lots is 5,000 square feet. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an "off-menu" incentive (Lots 1-9, 12-19, and 21-23).

<u>Lot Width:</u>

Pursuant to Section 21.24.240 of the County Code, the minimum average width for new lots is 50 feet. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an "off-menu" incentive (Lots 2-9, 12-19, and 21).

17. **LAND USE COMPATIBILITY.** The proposed residential density bonus meets the requirements for an administrative housing permit and thus is not subject to discretion. Therefore, if the proposed subdivision is approved, the housing permit must be approved as well. The requested reductions in lot sizes and lot widths are necessary in order to provide the proposed affordable units, as the project site's total area would not be enough to accommodate 24 lots of standard dimensions—24 lots being the result of the non-discretionary density bonus. No degradation of natural or historic features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site.

18. **HOUSING AFFORDABILITY COVENANT**. Per the requirements of County Code Section 22.56.2630, a covenant and agreement, or other similar mechanism acceptable to CDC, shall be recorded with the county recorder to ensure the dedication of the four (4) single-family residences for sale to lower-income households, for the use restriction periods specified in Part 17 of Chapter 22.52 of the County Code. The agreement shall contain remedies for violations of the covenant, including, but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to final site plan approval.

19. **AFFIDAVIT OF ACCEPTANCE.** This permit shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director their affidavit stating that they are aware of, and agree to accept, all of the requirements of the permit, as per the requirements of Section 22.56.2790 of the County Code.

20. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

HOUSING PERMIT - SPECIFIC FINDINGS

21. **NEIGHBORHOOD COMPATIBILITY.** The proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design. The surrounding neighborhood has many similar residences. The project would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.

22. **HOUSING NEEDS.** The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. The incentives requested are necessary to provide for affordable housing as the project site's total area would not be enough to accommodate 24 lots of standard dimensions—24 lots being the result of the non-discretionary density bonus. A covenant would be filed with the County restricting sale of the four proposed residential units to lower-income households.

ENVIRONMENTAL DETERMINATION

23. **DETERMINATION.** The project is an administrative housing permit, which is classified as a ministerial approval under Section 22.56.2690 of the County Code. Pursuant to Section 15268 of the State CEQA Guidelines, ministerial projects are statutorily exempt from consideration under the California Environmental Quality Act.

THEREFORE, the information submitted by the applicant substantiates the required findings for an administrative housing permit, as set forth in the Los Angeles County Zoning Ordinance.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and HHCP.

B. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

C. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Approves Housing Permit No. 201300009, subject to the attached conditions.

ACTION DATE:
Vote:

Yes:
No:
Absent:

KKS:TM
07/06/16

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR060358-(1)
TENTATIVE TRACT MAP NO. 060358

PROJECT DESCRIPTION

The project is a subdivision to create 24 single-family residential lots and three (3) private driveway/fire lane lots (27 total lots) on 2.5 gross acres. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, 10, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. In the event that Tentative Tract Map No. 060358 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. Prior to final map approval, the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

10. Within five (5) working days from the end of the appeal period **[Appeal date + five working days],** the permittee shall remit processing fees at the Office of the Registrar-Recorder/County Clerk, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.25** ($2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee) No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have

been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated April 26, 2016, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

19. The project site shall be developed and maintained in substantial compliance with the approved vesting tentative map dated March 29, 2016.

20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all

outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

21. Prior to obtaining final map approval, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of manufactured slopes and plantings, common landscaped areas and facilities and all private driveways/fire lanes, to the satisfaction of the Director.

22. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two (2) trees of non-invasive species within the front yard of each residential lot, and this specification shall be noted on a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

23. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and average lot area requirements of the applicable General Plan, Zoning Ordinance and CUP No. 00-136. Prior to approval of each final unit map, the subdivider shall submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

    b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.

24. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.

25. Prior to final map approval, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside four (4) dwelling units for lower income households as defined in California Health and Safety Code Section 50079.5. The four units set aside shall set aside for a period of not less than 55 years from the date of the issuance of the Certificate of Occupancy. The permittee shall submit a copy of the covenant to Regional Planning for review prior to recordation of the document.

Attachments:
Subdivision Committee Report (Tentative Tract Map dated 03/29/16)

KKS:TM
06/27/16

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

PROJECT NUMBER
TR060358-(4)

HEARING DATE
Pending

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 060358
Housing Permit No. 201300009
Environmental Assessment No. 200500125

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
CDC / Abell Helou Homes	03/29/16	04/26/16	04/28/16

PROJECT OVERVIEW

- Subdivision: To create 24 single-family lots and three private drive/fire lane lots on 2.5 gross (2.1 net) acres.
- Housing Permit: A discretionary housing permit to set aside four single-family lots (22%) for lower-income households to receive a density bonus of six additional lots (33%) for a total of 24 lots (20 market rate, 4 affordable). Requested incentives include reduced lot area, lot width, and reduced setbacks.

MAP STAGE
Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit "A" Modification to : ☐ Recorded Map Other: ☐

MAP STATUS
Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ Additional Revisions (requires a fee): ☒ **6th Revision**

LOCATION	ACCESS
1236 and 1244 Galemont Avenue, Hacienda Heights	Galemont Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8218-021-900, -901, -902, -903, -904	2.5 gross (2.1 net) acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	SUP DISTRICT
Hacienda Heights Community Plan	Hacienda Heights	4th

LAND USE DESIGNATION	ZONE
H9 (Residential 9—0-9 dwelling units/net acre)	R-1 (Single Family Residence)

PROPOSED UNITS (DU/AC)	MAX DENSITY (DU/AC)	COMMUNITY STANDARDS DISTRICT
24 UNITS (11.4 DU/AC)	18 UNITS (8.6 DU/AC) per R-1 Zone	None

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration (pending circulation of Initial Study)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Jui Ing Chen (213) 351-5120 jchen@parks.lacounty.gov

Public Health	Cleared	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐
Exhibit Map/Exhibit "A" Revision Required: ☐
Revised Application Required: ☐
Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☐

REGIONAL PLANNING COMMENTS

Density Bonus:

1. The R-1 Zone allows a maximum of 18 units on the project site. The applicant is applying for a 33% density bonus (24 units), which requires a minimum lower-income set-aside of 19%. The applicant proposes to dedicate 4 units as lower-income housing, which—at 22%—exceeds this threshold (County Code Sec. 22.52.1830). The dedication of 22% of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting three incentives, which means that the third incentive is treated as a "waiver or modification of development standards," which requires a discretionary housing permit (Sec. 22.52.1860).

List of requested incentives (modifications):

2. A minimum of 5,000 square feet per lot is required. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an "off-menu" incentive (currently Lots 1-9, 12-19, and 21-23).
3. A minimum of 50' average lot width is required. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an "off-menu" incentive (currently Lots 2-9, 12-19, and 21).
4. A reduced rear-yard setback is proposed for Lot 20. A proposed wall height of 8 feet is also along the southern property boundary. This wall, together with the rear-yard setback of 10 feet (which exceeds a 20% reduction), mean that reduced setbacks for this project will be considered an "off menu" incentive.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060358 (Rev.)

TENTATIVE MAP DATED 03-29-2016
EXHIBIT "A" DATED 03-29-2016

The following report consisting of 8 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. If applicable, quitclaim or relocate easements running through proposed structures.

8. The street frontage requirement for Lots 2-9, 12-19, and 22-24 needs to be waived by the Advisory Agency.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. 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 $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 04-25-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO.: 060358 **TENTATIVE MAP DATE:** 03/29/16
EXHIBIT "A" DATE 03/29/16

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

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 09/29/15 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name M.D. Esfandi Date 04/19/16 Phone (626) 458-7130
DAVID ESFANDI

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Dist. Office 2.0
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Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tract / Parcel Map	60358	**Tentative Map Dated**	3/29/16	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	3,000 yd³	**Location**	Hacienda Heights	**APN**	
Geologist	---	**Developer/Owner**	Abell-Helou		
Soils Engineer	---	**Engineer/Arch.**	John B. Abell Inc.		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated: 12/10/13, 8/29/03
Geotechnical Report(s) Dated:
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 1-24 refer to reports by Coast Geotechnical, dated 12/10/13."

S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by

REGISTERED PROFESSIONAL ENGINEER WILLIAM S. MAN No. 74899 STATE OF CALIFORNIA

William Man
Soils Section

PROFESSIONAL GEOLOGIST CHARLES T. NESTLE No. 2065 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

Charles Nestle
Geology Section

Date 4/19/16

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 060358

TENTATIVE MAP DATED 03-29-2016
EXHIBIT "A" DATED 03-29-2016

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:

   a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the State of California Department of Fish and Wildlife, and State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).

3. If deemed applicable, record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

5. LID devices shown n the hydrology study are not necessary approved. The LID devices selection, feasibility, and sizing shall be handled by the grading plan review.

Name Nazem Said Date 4/13/2016 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 60358 (Rev.)

TENTATIVE MAP DATED 03-29-2016
EXHIBIT "A" DATED 03-29-2016

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

1. Permission is granted to vacate the excess right of way on Galemont Avenue providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

2. Dedicate right of way 30 feet from centerline including a standard off-set cul-de-sac bulb along the property frontage on Galemont Avenue. 2 feet of additional right of way is required along the property frontage.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Galemont Avenue.

4. Construct driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

5. Remove the existing chain link fence from the dedicated and to be dedicated right of way on Galemont Avenue to the satisfaction of Public Works.

6. Construct curb, gutter, base, and pavement including a standard cul-de-sac with a minimum turnaround radius of 32 feet on Galemont Avenue to the satisfaction of Pubic Works. The curb and gutter shall be located 18 feet from centerline along the property frontage on Galemont Avenue.

7. Construct sidewalk adjacent to the property line along the property frontage on Galemont Avenue to the satisfaction of Public Works.

8. Plant street trees along the property frontage on Galemont Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

9. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any, to the satisfaction of Public Works.

10. Repair any damaged improvements during construction to the satisfaction of Public Works.

11. Comply with the following street lighting requirements or as otherwise modified by Public Works:

a. Provide street lights on concrete poles with underground wiring along the property frontage on all Galemont Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

13. If applicable, an assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT MAP NO. 60358(Rev.)

TENTATIVE MAP DATED 03-29-2016
EXHIBIT "A" DATED 03-29-2016

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 and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

3. If needed, dedicate sanitary sewer easement for sewer maintenance.

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 04-21-2016
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT MAP NO. 60358(Rev.)

TENTATIVE MAP DATED 03-29-2016
EXHIBIT "A" DATED 03-29-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 12/16/2015 from the San Gabriel Valley Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 12/16/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

5. Submit landscape and irrigation plans for each common area in the land division, with landscape area greater than 1000 square feet, in accordance with the Water Efficient Landscape Ordinance.

6. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 04-21-2016
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COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358 MAP DATE: March 29, 2016

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP
CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.

4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla Date: April 21, 2016

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358 MAP DATE: March 29, 2016

PROJECT
CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

4. Per the fire flow test performed by San Gabriel Valley Water Company dated 07-26-13, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

5. Relocate **1** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.

6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.

7. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

Reviewed by: Juan Padilla Date: April 21, 2016

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60358 MAP DATE: March 29, 2016

8. All relocated fire hydrant shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

9. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

12. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: April 21, 2016

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	60358	DRP Map Date: 03/29/2016	SCM Date: 05/05/2016	Report Date: 04/26/2016
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type: REV. (REV RECD)

Total Units **24** = Proposed Units **24** + Exempt Units **0**

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:	0.26
IN-LIEU FEES:	$63,161

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $63,161 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:**

The Representative Land Value (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: Kathline King

Kathline J. King, Chief of Planning

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 60358	DRP Map Date: 03/29/2016	SMC Date: 05/05/2016	Report Date: 04/26/2016
Park Planning Area # 9	HACIENDA HEIGHTS		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 24 = Proposed Units 24 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.64	0.0030	24	0.26
M.F. < 5 Units	2.61	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.26

Park Planning Area = 9 HACIENDA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.26	$242,927	$63,161

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
0.26	0.00	0.00	0.26	$242,927	$63,161

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COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 25, 2016

Tentative Tract Map No. 060358

Vicinity: Hacienda Heights

Tentative Tract Map Date: March 29, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 060358** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

V. B.

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

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

Project title: Tentative Tract Map 060358, RENV 200500125, RHSG 201300009

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

Contact Person and phone number: Tyler Montgomery, (213) 974-6433

Project sponsor's name and address: Abell Helou Homes, 148 West Orange Street, Covina, CA 91723

Project location: 1236 and 1244 Galemont Avenue, Hacienda Heights
APNs: 8218-021-900; 8218-021-901; 8218-021-902; 8218-021-903; 8218-021-904
USGS Quad: Baldwin Park

Gross Area: 2.5 acres

General Plan designation: N/A

Community/Area wide Plan designation: Hacienda Heights Community Plan—H9 (Residential 9—0-9 dwelling units/acre)

Zoning: R-1 (Single Family Residence)

Description of project: The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests a housing permit to set aside four (4) single-family lots for low-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant also requests two development incentives, including reduced lot sizes and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

Surrounding land uses and setting: The subject property is a vacant lot that was previously occupied by a plant nursery in a relatively developed area. It is surrounded by single-family residences to the north and west, the Pomona (60) Freeway to the south, and various retail, restaurant, hotel, and office commercial uses to the east, fronting on Hacienda Boulevard.

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

Public Agency	*Approval Required*
Department of Public Works	Building and grading permits, public street realignment
Community Development Commission	Approval of affordable housing covenants

Major projects in the area:

Project/ Case No.	*Description and Status*
PM21131	Four single-family lots (Approved Oct. 10, 1989); Location: 1223-1235 Galemont Avenue (immediately west)
CUP 01-269	62-unit motel (Approved Oct. 16, 2002) Location: 1239 S. Hacienda Blvd. (immediately east)
RCUP 200600348	Operation of bar with live entertainment, dancing, arcade machines Location: 1255 S. Hacienda Blvd. (immediately east)
Proposed:	
PM061855	Three detached condominium units (Pending since 2004) Location: 1226 Galemont Avenue (immediately north)

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
- ☐ Other

Regional Significance

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

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
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff's Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☒ County Library

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ 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) — Date: 07-21-16

Signature (Approved by) — Date: 7/21/16

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The project site is immediately north of the Pomona (60) Freeway, which is not an officially designated scenic highway (Source: Scenic Highway Element of the General Plan, Cal Trans Scenic Highway Mapping System). There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and creation of 24 single family lots from a level single-family lot will not adversely affect a scenic vista.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

There are no riding or hiking trails within a mile of the project site (Source: GIS-NET Trails Layer).

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

Prior to the existing site being vacant, it was developed with a commercial plant nursery, which was demolished. The residential development would be compatible with the residentially developed neighborhood and does not impact scenic resources. There are no oak trees on site. Vegetation on the project site includes some sparse grasses. No historic buildings exist on the site. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, site photos).

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?	☐	☐	☒	☐

Single-family residential lots of a similar size and scale currently exist to the north and west. The approval ensures consistency with applicable County zoning and General Plan standards and requirements.

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

The proposed project would approve only the subdivision—not the building of any new structures. Any future residences on the site would be required to confirm to the height limits of the Hacienda Heights Community Plan and Community Standards District ("CSD").

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒

The project site has been zoned for commercial or residential since 1948 and 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 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?	☐	☐	☐	☒

The project site is currently zoned R-1 (Single Family Residence). The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract.

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))?	☐	☐	☐	☒

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?	☐	☐	☐	☒

There is no forest land within the vicinity of 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?	☐	☐	☐	☒

There is no forest land or farmland within the vicinity of the project site, and the project would not result in changes to the environment that would result in the loss of either type of land.

3. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The proposed project entails subdividing an existing residential lot into 24 single-family residential lots. The project entails the creation of additional residential parcel in a R-1 (Single Family Residence) zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). The proposed project complies with the density requirements of the Community Plan and General Plan Housing Element. Therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: "Nonattainment" for Ozone (O_3), Suspended Particulate Matter (PM_{10}), Fine Suspended Particulate Matter ($PM_{2.5}$), Nitrogen Dioxide (NO_2), Lead (Pb); "Attainment" for Carbon Monoxide (CO), Sulfur Dioxide (SO_2), and Sulfates; and "Unclassified" for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

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

The proposed project entails subdividing an existing residential lot into 24 single-family residential lots. The project will not violate any applicable federal or state air quality standard 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)?	☐	☐	☒	☐

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lot into 24 residential lots, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

The project is not considered a sensitive land use, and no sensitive land uses are located within 600 feet of the project site. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

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 lots would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

The project site is relatively flat with some short grasses, as it was previously developed with a plant nursery. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area, and should have less than significant impact. Nesting birds occur all over the county and the project shall be compliant with the California Department of Fish & Wildlife (CDFW) codes related to Nesting Birds. The only species of concern in the area identified by the California Natural Diversity Database (CNDDB) are the bank swallow (*Riparia riparia*) and San Bernardino aster (*Symphyotrichum defoliatum*), although these sightings occurred in 1894 and 1930, respectively, and both species are now listed as extirpated from the vicinity.

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?	☐	☐	☐	☒

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site.

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?	☐	☐	☐	☒

The project site does not contain either Federal or State-protected wetlands or waters.

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?	☐	☐	☐	☒

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site. The residential subdivision is located in an urbanized and developed areas, and do not present a connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines.

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 trees, oak woodlands, Joshuas, or Junipers 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)?	☐	☐	☐	☒

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project site.

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

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?	☐	☐	☒	☐

The project site does not contain paleontological resources or sites, unique geological features, or rock formations. However, the following condition of approval will be incorporated into the project as a control measure in the event that cultural remains are found:

"Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then 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 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC."

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

There is no record of human remains on the project site. If human remains are discovered as a result of site disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource of human remains in place until a qualified archaeologist can examine and determine appropriate mitigation measures.

e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	☐	☐	☒	☐

Due to the relatively small area of the site (2.5 acres), the fact that the site was previously developed, the absence of notable geographic features that would support human habitation, and the site's absence from any known list of Tribal Cultural Resources, the impact of the project on any tribal cultural resource would be less than significant. Due to the fact that the application for the above project was deemed complete prior to 2015, the project is not subject to the tribal consultation requirements of AB 52.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☐	☒

The project is subject to and shall be in compliance with the Los Angeles County Green Building standards code since a complete building permit application was not filed prior to 2010. The project is subject to all components of the Green Building Program: Green Building, Low-Impact Development, and Drought Tolerant Landscaping.

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

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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.	☐	☐	☒	☐

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).

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The project site is located 2.35 miles to the north of the nearest recorded fault trace. 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 located within a designated soil liquefaction area, as is much of the southern San Gabriel Valley (Source: California Geological Survey). The proposed project will be subject to resultant construction standards imposed by the Department of Public Works. These standards should result in a less-than-significant impact during any liquefaction event.

iv) Landslides?	☐	☐	☒	☐

The project site is not located within the landslide zone. The project site is located approximately one mile northwest of the nearest 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 the existing lot into 24 residential lots. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

Any development resulting from the subdivision would be subject to the County's adoption of the Green Building Ordinance, the duplex would have been subject to meet the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water. In addition, the Regional Water Quality Control Board would require new development to obtain a Municipal Storm Water National Pollutant Discharge Elimination System ("NPDES") Permit, which requires the incorporation of storm water mitigation measures. As such, the permit would reduce the quantity and improve the quality of rainfall runoff that leaves the site.

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 located within a designated soil liquefaction area, as is much of the southern San Gabriel Valley (Source: California Department of Conservation). The proposed project will be subject to resultant construction standards imposed by the Department of Public Works. These standards should result in a less-than-significant impact during any liquefaction event. No other limitations of the underlying soil have been identified.

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 duplex would be required to comply with the 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 lot into 24 single-family residential lots on 2.5 acres. Considering its relatively small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may 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 an existing lot into 24 single-family residential lots on 2.5 acres. Considering its relatively small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may 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 the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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. During the construction phase of the project, the project may have included 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 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, the project may have included 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 an existing lot into 24 residential lots will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included 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 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 databased 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 Fire Department has determined that the additional water system requirements will be required when the land is further subdivided and/or during the building permit process.

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

The project site is not located in 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 project of a 24-lot residential subdivision does not entail the regular use of large amounts any hazardous or highly flammable materials or substances.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

The project site is connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source 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 would be served by a public water system and would 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 existing residential lot into 24 lots. The site is relatively level and does not contain any existing drainage courses. The construction of the duplex and the subdivision of the lot into 24 lots will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Any future development of the residential lots will be required to submit an approved drainage plan and comply with all NPDES and MS4 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 the existing residential lot into 24 lots. The site is relatively level and does not contain any existing drainage courses. The construction of the duplex and the subdivision of the lot into 24 lots will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Any future development of the residential lots will be

required to submit an approved drainage plan and comply with all NPDES and MS4 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 project does not propose any water features and would not create conditions that would increase areas of standing water.

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?	☐	☐	☒	☐

The subdivision of the project site into 24 residential lots will not create additional impervious surfaces. Any future construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

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

The subdivision of the project site into 24 residential lots will not create additional impervious surfaces. Any future construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84?	☐	☐	☐	☒

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 inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would 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, http://www.swrcb.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 an existing residential lot into 24 lots 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 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 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 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 any 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒

The proposed project entails subdividing an existing residential lot into two lots and would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or 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 lots. The property has a land use category of H9 (Residential 9—0-9 dwelling units/acre) within the Hacienda Heights Community Plan. The land use designation indicates the project site is suitable for residential developments. The proposed project of 24 residential lots on 2.5 is consistent with this category, as the General Plan Housing Element allows density bonuses for projects that provide affordable housing, which the project proposes to do. Thus, the proposed project is consistent with the countywide General Plan in keeping with the established residential community character.

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

The property is zoned R-1 (Single Family Residence). The proposed development of 24 single-family residences would be consistent with this zoning classification. The applicant is requesting to deviate from some of the R-1 zone's development standards, the Zoning Ordinance permits for certain projects providing affordable housing, as the project proposes to do.

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, and the project site is not located in an SEA.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒

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

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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. The project site is not near a noise-generating site (e.g., airport, industrial site). The Pomona Freeway (State Highway 60) is immediately south of the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project will not be permitted to create noise in excess of these limits, either during construction or operation, 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.

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

The project would not expose sensitive receptors or excessive noise levels. There are no schools, hospitals, or senior citizens facilities within 1,000 feet of the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (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 entails a subdivision of an existing residential lot into 24 lots. 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 levels existing without the project, 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 a subdivision of an existing residential lot into 24 lots. 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 levels existing without the project, 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. 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 in the vicinity of a private airstrip. Bob Hope Burbank Airport is located about seven miles and the El Monte Airport is approximately 14 miles from the project site.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes 24 single-family lots. This development is consistent with the type of development existing in this area and will not induce substantial growth in the area. The existing Hacienda Heights Community Plan land use category is H9 (Residential 9—0-9 dwelling units/acre).

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

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is vacant and was previously developed with a plant nursery.

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

The project would not displace any people, necessitating the construction of replacement housing elsewhere. The site is vacant and was previously developed with a plant nursery.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

The project would not exceed official regional or local population projections. The proposed two single-family lots will not exceed this projection. The project is consistent with the density permitted by the Hacienda Heights Community Plan. The creation of 24 additional single-family lots should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element.

15. PUBLIC SERVICES

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:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 (#43) is approximately 0.7 mile 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 1.2 miles to the south of the Industry 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 Hacienda-La Puente Unified School District. Considering the scale of the project, the 24 single-family lots are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address this 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 existing park, William Steinmetz Park, is located approximately one mile by road to the southeast (0.32 miles as the crow flies).

Libraries?	☐	☐	☒	☐

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 ("Parks and Recreation") has not indicated that the project would 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.

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?	☐	☐	☒	☐

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?	☐	☐	☒	☐

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 2012-2035 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 2012-2035 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 an existing lot into 24 single-family lots. 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 subdivision of an existing residential lot into 24 lots. 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 not located along a route identified on the Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. The proposed project would not interfere with any of these designated bikeways, pedestrian, or transit facilities.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

The creation of one 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). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance.

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 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. The completed duplex would have been subject to the County's 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. 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 24 additional residential lots will not be intense enough to consume so much energy that it would 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?	☐	☐	☒	☐

The project will be served by the Sunshine Canyon Landfill, which will have sufficient permitted capacity to accommodate the project's solid waste disposal needs. Due to the small scale of the proposed project, the proposal to subdivide the existing lot into 24 residential lots should not significantly impact solid waste disposal capacity.

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 statues 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. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. 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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term General Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

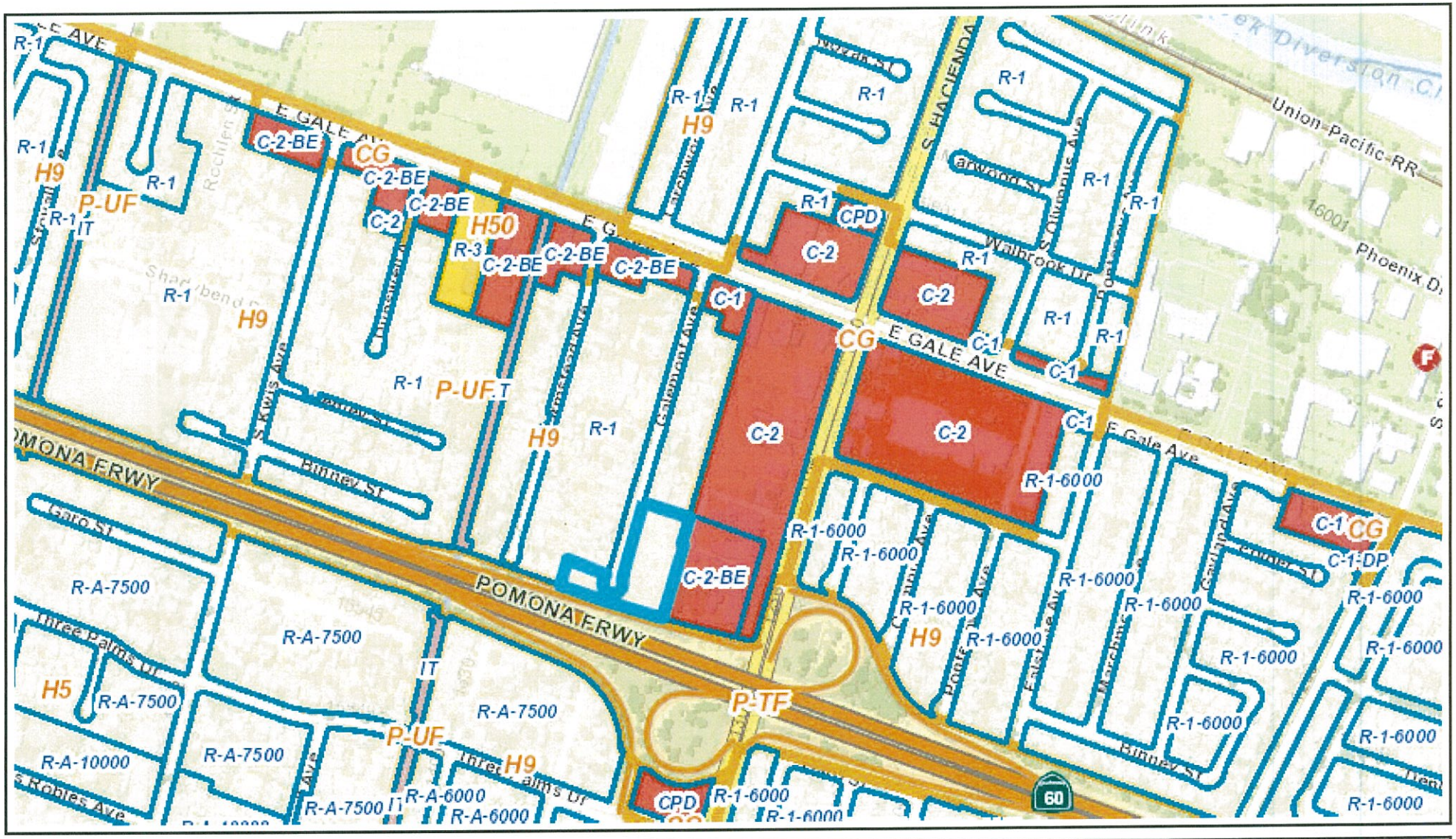
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, 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 a subdividing an existing residential lot into 24 lots in an R-1 (Single Family Residence) 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.



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GIS Map

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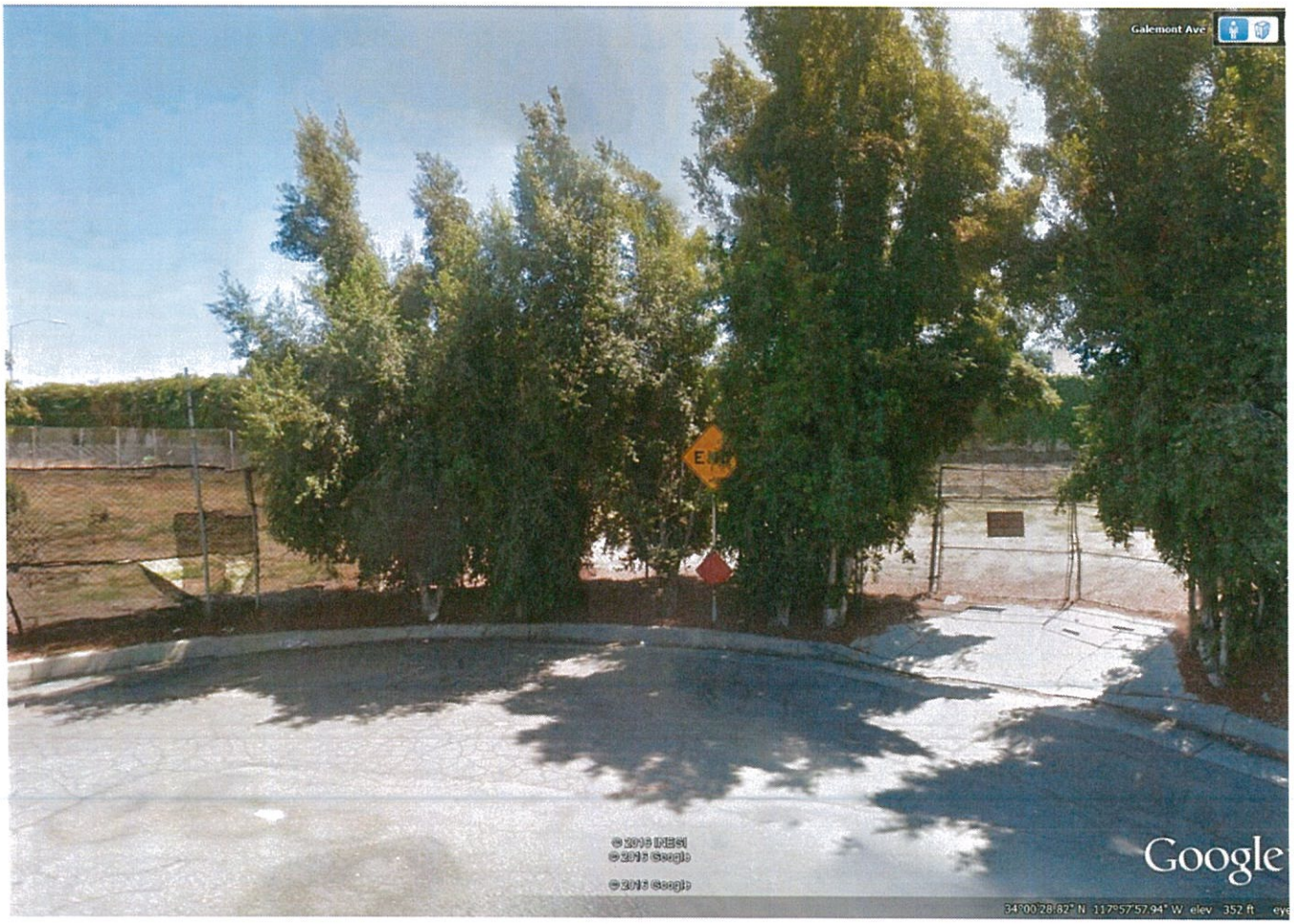
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34°00'29.24" N 117°57'55.09" W elev 347 ft

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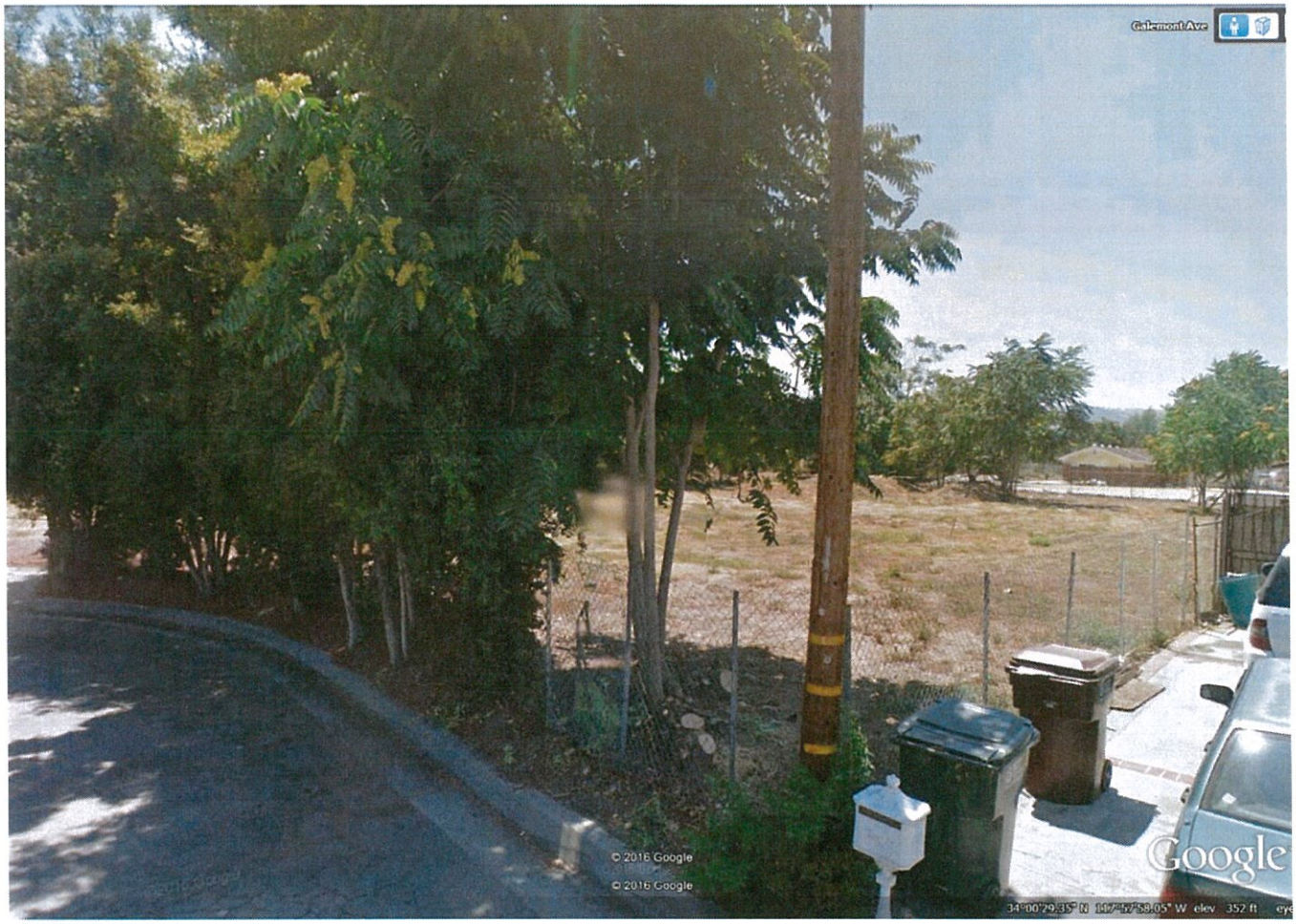
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Legend

Parcel Boundary
Arterial Street
Highway
Freeway

Master Plan of Highways
Expressway - (e)
Expressway - (p)
Ltd. Secondary Highway - (e)
Ltd. Secondary Highway - (p)
Parkway - (e)
Parkway - (p)
Major Highway - (e)
Major Highway - (p)
Secondary Highway - (e)
Secondary Highway - (p)

Railroad or Rapid Transit
Railroad
Rapid Transit
Underground Rapid Transit

Significant Ridgelines
Cadaric CSD Primary
Cadaric CSD Secondary
SMMNA Significant

Census Tract (2000)
Assessor Map Book (AMB) Bdy
Zoning Index Map Grid
Zoning Map Grid
USGS Quad Sheet Grid
The Thomas Guide Grid
Tiji Internal Page Grid
Very High Fire Hazard Severity Zone
Community Standards District (CSD)
CSD Area Specific Boundary
ESHA (Coastal Only)
Significant Ecological Area (SEA)
Section Line
Township and Range
National Forest
Equestrian District (EQD)
Transit Oriented District (TOD)
Setback District
Zoned District (ZD)
Supervisorial District Boundary

Safety Related Stations (From TB)
Fire Station
Highway Patrol
Police Station
Ranger Station
Sheriff Station

Zoning (Boundary)

Zoning
Zone A-1
Zone A-2
Zone B-1
Zone B-2
Zone C-1
Zone C-2
Zone C-3
Zone C-H
Zone C-M
Zone CPD
Zone C-R
Zone D-2
Zone IT
Zone M-1
Zone M-1.5
Zone M-2
Zone M-3
Zone MPD
Zone MXD
Zone O-S
Zone P-R
Zone R-1
Zone R-2
Zone R-3-( )U
Zone R-4-( )U
Zone R-A
Zone RPD
Zone R-R
Zone SP
Zone SR-D
Zone W

Landuse Policy (Not in Comm / Area Plan)
1 - Low Density Residential (1 to 6 du/ac)
2 - Low/Medium Density Residential (6 to 12 du/ac)
3 - Medium Density Residential (12 to 22 du/ac)
4 - High Density Residential (22 or more du/ac)
C - Major Commercial
I - Major Industrial
O - Open Space
P - Public and Semi-Public Facilities
RC - Rural Communities
R - Non-Urban
TC - Transportation Corridor

Inland Waterbody
Perennial
Intermittent
Dry

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

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