

# Regional Planning Commission Transmittal Checklist

Hearing Date  
9-18-2013  
Agenda Item No.

**Project Number:** TR062732-(5)  
**Case(s):** Tentative Tract Map No. 062732  
Environmental Assessment Case No. 200500082  
**Planner:** Alejandrina C. Baldwin

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (MND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract Map dated 8-30-2011
- Floor Plans / Elevations
- Exhibit Map dated 8-30-2011
- Landscaping Plan
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Reviewed By: Nooshin Raidar



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

**PROJECT NUMBER**

TR062732-(5)

**HEARING DATE**

9-18-13

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. TR 062732  
 Environmental Assessment No. 200500082

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Jansen Hseh

**MAP/EXHIBIT DATE**

August 30, 2011

**PROJECT OVERVIEW**

To create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres. All existing structures to be demolished, including six detached residential units and three detached garage structures. All trees to be removed (no oak trees on-site). Existing fencing will be removed and a five foot high block wall constructed. Condominium conceptual plans propose two-story detached units. Access will be taken from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Density maximum under current land use is eight and infill findings and study have been submitted to support a higher density of 10 units. Project is not within a community standards district.

**LOCATION**

1907 Peck Road, Monrovia CA

**ACCESS**

Peck Road

**ASSESSORS PARCEL NUMBER(S)**

8509-025-001 and 002

**SITE AREA**

1.4 gross (1.2 net) acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles Countywide General Plan

**ZONED DISTRICT**

Duarte

**LAND USE DESIGNATION**

Category 1 (Low Density 1-6 du/ac)

**ZONE**

A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

10

**MAX DENSITY/UNITS**

1-6 du/ac max: 8 units  
 7 du/ac with infill findings: 10 units

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration with impacts to Biological Resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

**KEY ISSUES**

- Project must receive approval, prior to sewer connection, from City of Monrovia to complete public right-of-way improvements and to connect to the City's sewer system. City of Monrovia has Jurisdiction over Peck Road.
- Maximum density per project land use is eight (8) units and an infill study supports an increase of density to 10 units.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.24.110 (A-1 Light Agricultural Zone Development Standards)- Project provides required setbacks.
  - 22.52.1180 Residential Uses.- Project provides two-covered spaces per unit and a total of three guest parking spaces.

**CASE PLANNER:**

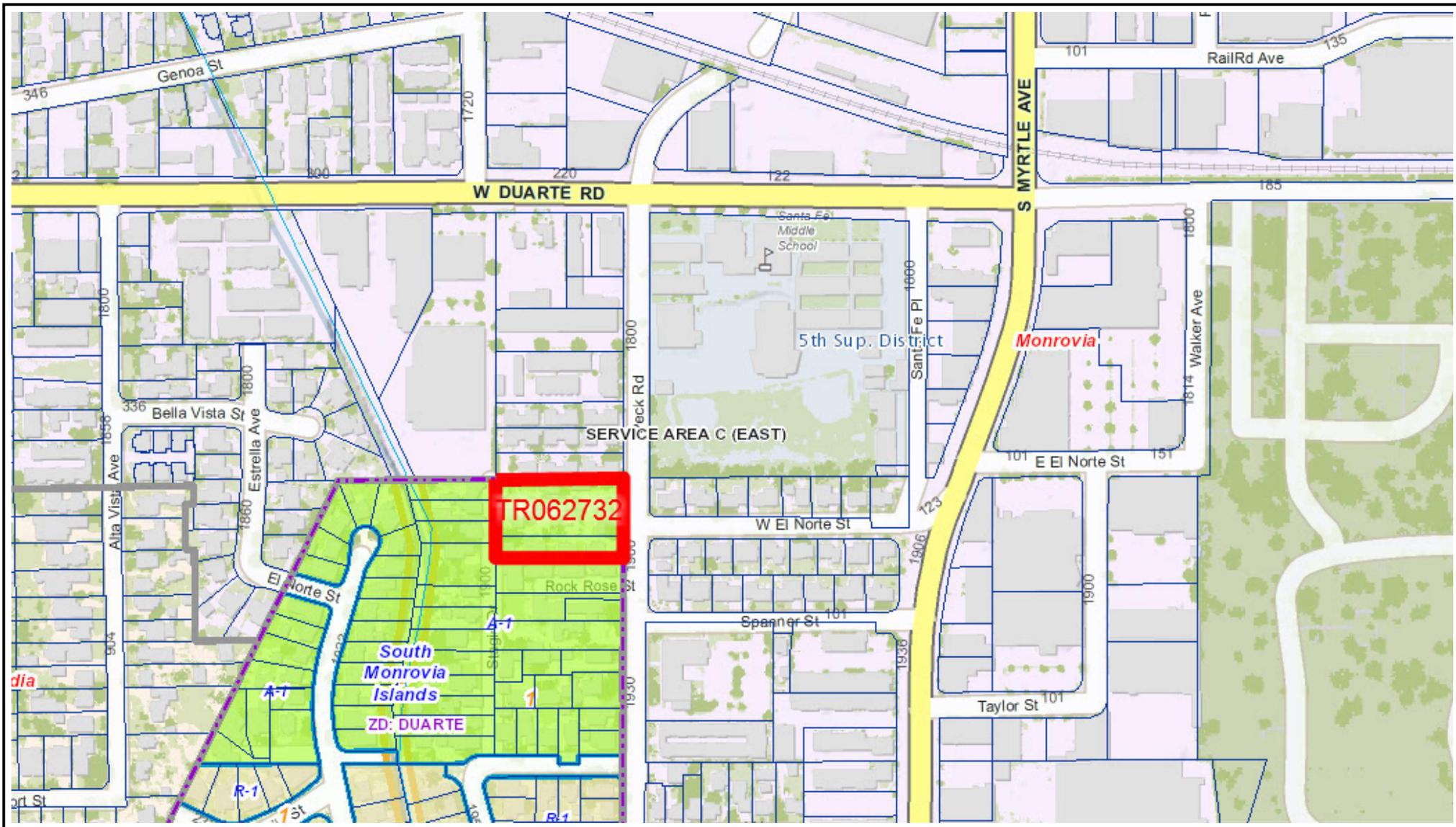
Alejandrina C. Baldwin

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

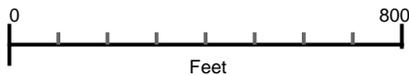
acbaldwin@planning.lacounty.gov



# Department of Regional Planning

Printed: Aug 26, 2013

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### **ENTITLEMENTS REQUESTED**

- Tentative Tract Map No. 062732 to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres.

### **PROJECT DESCRIPTION**

The applicant, Jansen Hseh, proposes a Tentative map to create one multi-family residential lot with 10 new detached residential condominium units. All existing structures will be demolished, including six detached residential units and three detached garage structures. Existing fencing will be removed and replaced with a five foot high block wall. All trees will be removed (no oak trees exist on the property). Condominium conceptual plans propose two-story detached units with a floor area of about 2,388 square feet per unit. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district.

### **MAP DESCRIPTION**

#### Tentative Map

Tentative map dated 8-30-2011 depicts the new multi-family lot with the existing improvements which include various mature trees, six residences and three garage structures which are all proposed to be removed. This map also depicts the proposed 26 foot wide private driveway and firelane along the middle of the new lot and the required fire turn-around. The rear 7.5 feet is shown to be dedicated to the County for future street widening of Stagio Drive (the project will not have access from Stagio Drive). Topography is shown to be relatively flat and the new lot to be rectangular in shape. The new lot is shown to be accessed by Peck Road, a fully improved public street maintained by the City of Monrovia.

#### Exhibit Map

Exhibit map dated 8-30-2011 depicts the new multi-family lot with the footprint of the proposed 10 new detached residential condominium units. The footprints of the new units are setback 20 feet from the front property line, 15 feet from the rear property line (after the 7.5 foot dedication described above), and a minimum of 10 feet from each other. A 26 foot wide private driveway and firelane is depicted along the center of the new lot with a fire turn-around between units 5, 6, 7, and 8. Each unit is proposed to provide an attached two-car garage. A total of three guest parking spaces are depicted between units 1, 2, 3, and 4. One of the three guest parking spaces are proposed to be van accessible. The maintenance of the common driveway and firelane is noted to be maintained by a Home Owners Association (HOA). A five foot high concrete block wall is depicted along the rear and side property lines. All required yards (front, rear, and side) are depicted to be landscaped in addition to areas between structures. A separate conceptual landscape plan has been submitted as part of the mitigation monitoring plan and includes additional landscaping details.

### **EXISTING ZONING**

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

Surrounding properties are zoned as follows:

North: City of Monrovia  
South: A-1  
East: City of Monrovia  
West: A-1

### **EXISTING LAND USES**

The subject property is developed with six single-family residences and three detached garage structures.

Surrounding properties are developed as follows:

North: Multi-family residential  
South: Multi-family and single-family residential  
East: Single-family residential and public middle school  
West: Single-family residential

### **PREVIOUS CASES/ZONING HISTORY**

The project site received an approval for a new residence through Plot Plan No. 2694, on July 19, 1961. At the time of this approval, the project site was already developed with five residences, a utility building and detached garage. Approval records for all existing structures could not be located.

The current A-1 zoning on the subject property became effective on October 12, 1927 following the adoption of Ordinance Number 3820 which established the Duarte Zoned District and zoning for the district.

### **ENVIRONMENTAL DETERMINATION**

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The area of environmental impact found to be less than significant with project mitigation incorporated is Biological Resources. The following impacts have been mitigated for:

- To mitigate the loss of all existing vegetation, including mature trees, the project applicant has provided a conceptual landscape plan which is part of the mitigation monitoring program and will be required compliance with at time of building permit.
- To mitigate the potential disturbance of migratory bird and bat roosts, the project will be required close monitoring and surveys by a bird and bat specialist at time of building permit.

## STAFF EVALUATION

### General Plan/Community Plan Consistency and Infill Findings

The project site is located within Category 1 (1 to 6 du/ac) of the Countywide General Plan and has demonstrated that it meets the necessary infill findings to allow a density of seven dwelling units per acre (7 du/ac). This land use designation is intended for single-family residential uses. The 10 new detached residential condominium units will be consistent with the Category 1 land use, as it proposes detached residential units and provides the necessary development standards. The project has also substantiated the required burden of proof to make the necessary infill findings which can allow a density higher than that allowed by the current land use Category 1.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 17, Land Use and Urban Development Pattern- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.*

The project site is located less than a ¼ mile from the Monrovia Myrtle Gold Line Metro stop, which is under currently construction. The area surrounding this portion of the Metro Gold Line expansion has been envisioned to increase in density and services. The surrounding area is also developed with existing multi-family residential lots.

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

This project will provide four additional residences than is exists within the project site.

- *Pg. 111-31 of the Land Use Element- Residential Infill: General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those depicted on the Land Use Policy Map subject to conformance with the [infill findings].*

The project has substantiated the necessary findings to support a higher density, as the project design will allow for compatibility with the existing surrounding development, the project site is sufficient size to provide the necessary development standards of the A-1 zone, the project site will be served by public services and facilities, the project will be provide sufficient access width and not adversely impact local traffic.

### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.44.110, 22.20.110, 22.20.120, 22.20.130 of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- Every residence shall be a maximum of 35 feet in height above grade.
- Required yards shall be as follows: 20 feet in the front, 15 feet in the rear, a minimum of 5 feet on the each side (project provides a 15 foot side yard).
- Each detached residence must provide two-covered parking spaces.

**Burden of Proof**

The applicant is required to substantiate all facts identified by the General Plan Infill Policy. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

**Neighborhood Impact/Land Use Compatibility**

The project site is adjacent to multi-family lots with residential condominiums and apartment buildings. The front yard provided by the project is consistent with that of other existing lots in the adjacent surroundings. The project will provide sufficient parking and access within the project site.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 8-30-2011). The conditions of all five departments of the Subdivision Committee are attached.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

A letter from the City of Monrovia was received and is attached. The City raised the following summarized project requirements:

- The City of Monrovia is to approve a separate utility plan for improvements along Peck Road.
- The sewer lateral connection from the project site will connect to the City of Monrovia's sewer system and is allowed.

**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 the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

As writing of this report, two emails have been received. One email is from a neighbor who raises concerns regarding the proposed condominium units being two-stories in height, the proposed removal of all existing trees, and the replacement of the existing fence along the south side of the project. The second email states support for the 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 Number TR062732-(5), Tentative Tract Map No. 062732, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE ASSOCIATED ENVIRONMENTAL DOCUMENT.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NO. 062732 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Alejandrina C. Baldwin, Principal Regional Planner, Land Divisions Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Environmental Document  
Site Photographs, Aerial Image  
Tentative Map, Exhibit Map, Landscape Plan, Land Use Map

NP:ACB  
9-05-2013

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. TR062732-(5)  
TENTATIVE TRACT MAP NO. 062732  
ENVIRONMENTAL ASSESMENT NO. 200500082**

1. **ENTITLEMENT REQUESTED.** The applicant, Jansen Hseh, is requesting tentative map to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres, within the A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) Zone.
2. **HEARING DATE.** September 18, 2013.
3. **BEFORE THE REGIONAL PLANNING COMMISSION** *To be inserted after public hearing(s) to reflect hearing proceedings.*
4. **PROJECT DESCRIPTION.** The applicant, Jansen Hseh, proposes a Tentative map to create one multi-family residential lot with 10 new detached residential condominium units. All existing structures will be demolished, including six detached residential units and three detached garage structures. Existing fencing will be removed and replaced with a five foot high block wall. All trees will be removed (no oak trees exist on the property). Condominium conceptual plans propose two-story detached units with a floor area of about 2,388 square feet per unit. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district.
5. **LOCATION.** 1907 Peck Road, Arcadia CA 91006.
6. **TENTATIVE AND EXHIBIT MAP DESCRIPTION.**  
Tentative Map  
Tentative map dated 8-30-2011 depicts the new multi-family lot with the existing improvements which include various mature trees, six residences and three garage structures which are all proposed to be removed. This map also depicts the proposed 26 foot wide private driveway and firelane along the middle of the new lot and the required fire turn-around. The rear 7.5 feet is shown to be dedicated to the County for future street widening of Stagio Drive (the project will not have access from Stagio Drive). Topography is shown to be relatively flat and the new lot to be rectangular in shape. The new lot is shown to be accessed by Peck Road, a fully improved public street maintained by the City of Monrovia.

Exhibit Map

Exhibit map dated 8-30-2011 depicts the new multi-family lot with the footprint of the proposed 10 new detached residential condominium units. The footprints of the new units are setback 20 feet from the front property line, 15 feet from the rear property line (after the 7.5 foot dedication described above), and a minimum of 10 feet from each other. A 26 foot wide private driveway and firelane is depicted along

the center of the new lot with a fire turn-around between units 5, 6, 7, and 8. Each unit is proposed to provide an attached two-car garage. A total of three guest parking spaces are depicted between units 1, 2, 3, and 4. One of the three guest parking spaces are proposed to be van accessible. The maintenance of the common driveway and firelane is noted to be maintained by a Home Owners Association (HOA). A five foot high concrete block wall is depicted along the rear and side property lines. All required yards (front, rear, and side) are depicted to be landscaped in addition to areas between structures. A separate conceptual landscape plan has been submitted as part of the mitigation monitoring plan and includes additional landscaping details.

7. **EXISTING ZONING.** The subject property is zoned A-1. Surrounding properties are zoned as follows: North: City of Monrovia; South: A-1; East: City of Monrovia; West: A-1.
8. **EXISTING LAND USES.** The subject property is developed with six single-family residences and three detached garage structures. Surrounding properties are developed as follows: North: Multi-family residential; South: Multi-family and single-family residential; East: Single-family residential and public middle school; West: Single-family residential.
9. **PREVIOUS CASES/ZONING HISTORY.** The project site received an approval for a new residence through Plot Plan No. 2694, on July 19, 1961. At the time of this approval, the project site was already developed with five residences, a utility building and detached garage. Approval records for all existing structures could not be located. The current A-1 zoning on the subject property became effective on October 12, 1927 following the adoption of Ordinance Number 3820 which established the Duarte Zoned District and zoning for the district.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**  
The project site is located within Category 1 (1 to 6 du/ac) of the Countywide General Plan and has demonstrated that it meets the necessary infill findings to allow a density of seven dwelling units per acre (7 du/ac). This land use designation is intended for single-family residential uses. The 10 new detached residential condominium units will be consistent with the Category 1 land use, as it proposes detached residential units and provides the necessary development standards. The project has also substantiated the required burden of proof to make the necessary infill findings which can allow a density higher than that allowed by the current land use Category 1.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 17, Land Use and Urban Development Pattern- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.*  
The project site is located less than a ¼ mile from the Monrovia Myrtle Gold Line Metro stop, which is under currently construction. The area surrounding this

portion of the Metro Gold Line expansion has been envisioned to increase in density and services. The surrounding area is also developed with existing multi-family residential lots.

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

This project will provide four additional residences than is exists within the project site.

- *Pg. 111-31 of the Land Use Element- Residential Infill: General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those depicted on the Land Use Policy Map subject to conformance with the [infill findings].*

The project has substantiated the necessary findings to support a higher density, as the project design will allow for compatibility with the existing surrounding development, the project site is sufficient size to provide the necessary development standards of the A-1 zone, the project site will be served by public services and facilities, the project will be provide sufficient access width and not adversely impact local traffic.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.44.110, 22.20.110, 22.20.120, 22.20.130 of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- Every residence shall be a maximum of 35 feet in height above grade.
- Required yards shall be as follows: 20 feet in the front, 15 feet in the rear, a minimum of 5 feet on the each side (project provides a 15 foot side yard).
- Each detached residence must provide two-covered parking spaces.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**The project side is adjacent to multi-family lots with residential condominiums and apartment buildings. The front yard provided by the project is consistent with that of other existing lots in the adjacent surroundings. The project will provide sufficient parking and access within the project site.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 8-30-2011). The conditions of all five departments of the Subdivision Committee are attached.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** A letter from the City of Monrovia was received. The City raised the following abbreviated project requirements:
- The City of Monrovia is to approve a separate utility plan for improvements along Peck Road.
  - The sewer lateral connection from the project site will connect to the City of Monrovia's sewer system and is allowed.
15. **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 the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Two emails have been received. One email is from a neighbor who raises concerns regarding the proposed condominium units being two-stories in height, the proposed removal of all existing trees, and the replacement of the existing fence along the south side of the project. The second email states support for the project.

#### **INFILL SPECIFIC FINDINGS**

17. The project site is adjacent to multi-family residential lots which are developed with condominium units.
- Therefore, the proposed project will not disrupt sound residential neighborhood nor adversely affect the character of the established community.
18. The project site is proposed at a density of seven dwelling units per acre which is lower than the average surrounding density of nine dwelling units per acre and provides adequate internal access, parking and setbacks.
- Therefore, the proposed project site is of sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses.
19. The project will be served by public water and sewer.
- Therefore, the proposed use will not overburden existing public services and facilities.
20. The project will provide two covered parking spaces per unit and an additional three guest parking spaces within the project site.
- Therefore, the proposed use will not disrupt or adversely impact local traffic and parking conditions.
21. The project proposes detached residential condominium residences.

Therefore, the proposed project is compatible with surrounding uses in terms of scale, intensity and design.

**TENTATIVE MAP SPECIFIC FINDINGS**

22. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.
23. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.
24. 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.
25. 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 addressed in the recommended conditions of approval.
26. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
27. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
28. 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.
29. 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.
30. 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.

## ENVIRONMENTAL DETERMINATION

31. The Los Angeles County (“County”) Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

The area of environmental impact found to be less than significant with project mitigation incorporated is Biological Resources. The following impacts have been mitigated for:

- To mitigate the loss of all existing vegetation, including mature trees, the project applicant has provided a conceptual landscape plan which is part of the mitigation monitoring program and will be required compliance with at time of building permit.
- To mitigate the potential disturbance of migratory bird and bat roosts, the project will be required close monitoring and surveys by a bird and bat specialist at time of building permit.

Therefore, the project qualifies for a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines.

32. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission’s decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

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

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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; and

- 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- 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 information submitted by the applicant and presented at the public hearing substantiates the required findings for a Tentative Tract Map.

**REGIONAL PLANNING COMMISSION ACTION:**

- 1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
- 2. In view of the findings of fact and conclusions presented above, Tentative Tract Map No. 062732 is Approved subject to the attached conditions.

NP:ACB  
9-5-2013

- c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. TR062732-(5)  
TENTATIVE TRACT MAP NO. 062732  
ENVIRONMENTAL ASSESMENT NO. 200500082**

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5. **LOCATION.** 1907 Peck Road, Arcadia CA 91006.
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Exhibit Map

Exhibit map dated 8-30-2011 depicts the new multi-family lot with the footprint of the proposed 10 new detached residential condominium units. The footprints of the new units are setback 20 feet from the front property line, 15 feet from the rear property line (after the 7.5 foot dedication described above), and a minimum of 10 feet from each other. A 26 foot wide private driveway and firelane is depicted along

the center of the new lot with a fire turn-around between units 5, 6, 7, and 8. Each unit is proposed to provide an attached two-car garage. A total of three guest parking spaces are depicted between units 1, 2, 3, and 4. One of the three guest parking spaces are proposed to be van accessible. The maintenance of the common driveway and firelane is noted to be maintained by a Home Owners Association (HOA). A five foot high concrete block wall is depicted along the rear and side property lines. All required yards (front, rear, and side) are depicted to be landscaped in addition to areas between structures. A separate conceptual landscape plan has been submitted as part of the mitigation monitoring plan and includes additional landscaping details.

7. **EXISTING ZONING.** The subject property is zoned A-1. Surrounding properties are zoned as follows: North: City of Monrovia; South: A-1; East: City of Monrovia; West: A-1.
8. **EXISTING LAND USES.** The subject property is developed with six single-family residences and three detached garage structures. Surrounding properties are developed as follows: North: Multi-family residential; South: Multi-family and single-family residential; East: Single-family residential and public middle school; West: Single-family residential.
9. **PREVIOUS CASES/ZONING HISTORY.** The project site received an approval for a new residence through Plot Plan No. 2694, on July 19, 1961. At the time of this approval, the project site was already developed with five residences, a utility building and detached garage. Approval records for all existing structures could not be located. The current A-1 zoning on the subject property became effective on October 12, 1927 following the adoption of Ordinance Number 3820 which established the Duarte Zoned District and zoning for the district.
10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**  
The project site is located within Category 1 (1 to 6 du/ac) of the Countywide General Plan and has demonstrated that it meets the necessary infill findings to allow a density of seven dwelling units per acre (7 du/ac). This land use designation is intended for single-family residential uses. The 10 new detached residential condominium units will be consistent with the Category 1 land use, as it proposes detached residential units and provides the necessary development standards. The project has also substantiated the required burden of proof to make the necessary infill findings which can allow a density higher than that allowed by the current land use Category 1.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 17, Land Use and Urban Development Pattern- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.*  
The project site is located less than a ¼ mile from the Monrovia Myrtle Gold Line Metro stop, which is under currently construction. The area surrounding this

portion of the Metro Gold Line expansion has been envisioned to increase in density and services. The surrounding area is also developed with existing multi-family residential lots.

- *Policy 47, Housing and Community Development- Promote the provision of an adequate supply of housing by location, type and price.*  
This project will provide four additional residences than is exists within the project site.

- *Pg. 111-31 of the Land Use Element- Residential Infill: General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those depicted on the Land Use Policy Map subject to conformance with the [infill findings].*

The project has substantiated the necessary findings to support a higher density, as the project design will allow for compatibility with the existing surrounding development, the project site is sufficient size to provide the necessary development standards of the A-1 zone, the project site will be served by public services and facilities, the project will be provide sufficient access width and not adversely impact local traffic.

**11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.44.110, 22.20.110, 22.20.120, 22.20.130 of the County Code, establishments in the A-1 Zone are subject to the following development standards:

- Every residence shall be a maximum of 35 feet in height above grade.
- Required yards shall be as follows: 20 feet in the front, 15 feet in the rear, a minimum of 5 feet on the each side (project provides a 15 foot side yard).
- Each detached residence must provide two-covered parking spaces.

- 12. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**The project side is adjacent to multi-family lots with residential condominiums and apartment buildings. The front yard provided by the project is consistent with that of other existing lots in the adjacent surroundings. The project will provide sufficient parking and access within the project site.

- 13. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this project (maps dated 8-30-2011). The conditions of all five departments of the Subdivision Committee are attached.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** A letter from the City of Monrovia was received. The City raised the following abbreviated project requirements:
- The City of Monrovia is to approve a separate utility plan for improvements along Peck Road.
  - The sewer lateral connection from the project site will connect to the City of Monrovia's sewer system and is allowed.
15. **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 the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Two emails have been received. One email is from a neighbor who raises concerns regarding the proposed condominium units being two-stories in height, the proposed removal of all existing trees, and the replacement of the existing fence along the south side of the project. The second email states support for the project.

#### **INFILL SPECIFIC FINDINGS**

17. The project site is adjacent to multi-family residential lots which are developed with condominium units.
- Therefore, the proposed project will not disrupt sound residential neighborhood nor adversely affect the character of the established community.
18. The project site is proposed at a density of seven dwelling units per acre which is lower than the average surrounding density of nine dwelling units per acre and provides adequate internal access, parking and setbacks.
- Therefore, the proposed project site is of sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses.
19. The project will be served by public water and sewer.
- Therefore, the proposed use will not overburden existing public services and facilities.
20. The project will provide two covered parking spaces per unit and an additional three guest parking spaces within the project site.
- Therefore, the proposed use will not disrupt or adversely impact local traffic and parking conditions.
21. The project proposes detached residential condominium residences.

Therefore, the proposed project is compatible with surrounding uses in terms of scale, intensity and design.

### **TENTATIVE MAP SPECIFIC FINDINGS**

22. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.
23. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.
24. 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.
25. 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 addressed in the recommended conditions of approval.
26. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
27. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
28. 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.
29. 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.
30. 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.

## ENVIRONMENTAL DETERMINATION

31. The Los Angeles County (“County”) Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

The area of environmental impact found to be less than significant with project mitigation incorporated is Biological Resources. The following impacts have been mitigated for:

- To mitigate the loss of all existing vegetation, including mature trees, the project applicant has provided a conceptual landscape plan which is part of the mitigation monitoring program and will be required compliance with at time of building permit.
- To mitigate the potential disturbance of migratory bird and bat roosts, the project will be required close monitoring and surveys by a bird and bat specialist at time of building permit.

Therefore, the project qualifies for a Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines.

32. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission’s decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

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

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed 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; and

- 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- 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 information submitted by the applicant and presented at the public hearing substantiates the required findings for a Tentative Tract Map.

**REGIONAL PLANNING COMMISSION ACTION:**

- 1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
- 2. In view of the findings of fact and conclusions presented above, Tentative Tract Map No. 062732 is Approved subject to the attached conditions.

NP:ACB  
9-5-2013

- c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. TR062732-(5)  
TENTATIVE TRACT MAP NO. 062732  
ENVIRONMENTAL ASSESMENT NO. 200500082**

**PROJECT DESCRIPTION**

The project is a subdivision to create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres. All existing structures to be demolished, including six detached residential units and three detached garage structures. Existing fencing will be removed and replaced with a five foot high block wall. All trees to be removed (no oak trees exist on the property). Condominium conceptual plans propose two-story detached units. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district. The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “subdivider” 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 all required monies have been paid by the subdivider, or the owner of the subject property if other than the subdivider pursuant to Condition Nos, 8[NOD/F&G fee], and 11[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit],and 8[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County of Los Angeles (“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 subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this 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 subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with County Department of Regional Planning (“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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$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 subdivider, 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 subdivider 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. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider 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 subdivider shall provide proof of payment upon request from Regional Planning.
8. Within three (3) days of the date of final approval of this grant, the subdivider shall remit processing fees 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 Game pursuant to Section 711.4 of the California Fish and Game Code, the subdivider 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 **\$2,231.25** (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.
9. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
10. Within thirty (30) days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft

copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

11. The subdivider shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
12. 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.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit Map or a revised Exhibit Map approved by the Director of Regional Planning ("Director").
16. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
17. 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 subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings

shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**TENTATIVE MAP SPECIFIC CONDITIONS**

18. The subdivider shall conform to the requirements of Title 21 and 22 of the Los Angeles County Code.
19. The subdivider shall comply with all conditions set forth in the attached County Subdivision Committee Reports for the tentative and exhibit maps dated 8-30-2011.

**PRIOR TO RECORDATION OF A FINAL MAP**

20. On the final map, label the interior driveway as "Private Driveway and Fire Lane".
21. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review.
22. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
23. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and landscaping, to the satisfaction of Regional Planning.
24. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated August 30, 2011.
25. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 10 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
26. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of non-invasive species for every detached residence within the multi-family lot. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

Attachments:

Mitigation Monitoring Program (pages 1-2)  
Subdivision Committee Report (pages 1-18)

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011  
EXHIBIT MAP DATED 08-30-2011

The following reports consisting of 10 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011  
EXHIBIT MAP DATED 08-30-2011

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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
15. 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 62732 (Rev.)

TENTATIVE MAP DATED 08-30-2011  
EXHIBIT MAP DATED 08-30-2011

16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW  
Prepared by Henry Wong  
tr62732L-rev8.doc

Phone (626) 458-4918

Date 09-27-2011



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 062732

TENTATIVE MAP DATE: 08/30/11  
EXHIBIT MAP DATE: 08/30/11

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP)/Hydrology Study, which was conceptually approved on 11/09/06 to the satisfaction of the Department of Public Works.

Name  Date 09/09/2011 Phone (626) 458-4921  
CHRISTOPHER SHEPPARD

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

DISTRIBUTION  
\_ Geologist  
\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 62732  
SUBDIVIDER Hseh  
ENGINEER Tritech Associates  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_

TENTATIVE MAP DATED 8/30/11 (Rev.)  
LOCATION Monrovia  
GRADING BY SUBDIVIDER [ ] (Y or N)  
REPORT DATE \_\_\_\_\_  
REPORT DATE \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9/26/11 is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 9/26/11  
Charles Nestle

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

SOILS ENGINEERING REVIEW SHEET

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

District Office \_\_\_\_\_  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 62732  
Location Peck Road, Monrovia  
Developer/Owner Jansen Hsueh  
Engineer/Architect Tritech Associates, Inc.  
Soils Engineer \_\_\_\_\_  
Geologist \_\_\_\_\_

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

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning 8/30/11 (rev.)  
Previous Review Sheet Dated 8/10/10

ACTION:

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

REMARKS:

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

Reviewed by \_\_\_\_\_

Yoshiyuki Morioka

Date 9/26/11

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

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\Yoshi\62732, TentPMA 9-26-2011

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Tony Hui Date 09/21/11 Phone (626) 458-4921

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

1. Make an offer of private and future right of way 20 feet from centerline on Stagio Drive. Seven and half feet of additional right of way is required. Permission is granted to allow a modified street right of way of 20 feet from centerline on Stagio Drive due to title limitations.
2. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
3. Dedicate vehicular access rights on Stagio Drive, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
4. Construct road improvements (including curb, gutter, sidewalk, parking landscaping, street trees and street lights) along the property frontage on Peck Road to the satisfaction of the City of Monrovia. Obtain a construction/encroachment permit for any improvements/works constructed on Peck Road to the satisfaction of the City of Monrovia. Road improvements are not required on Stagio Drive.
5. Construct a new driveway on Peck Road to meet current Americans with Disabilities Act (ADA) to the satisfaction of the City of Monrovia.
6. Close any unused driveways along Peck Road to the satisfaction of the City of Monrovia.
7. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of the City of Monrovia.
8. Prior to final map approval, the subdivider shall enter into an agreement with the City franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of City of Monrovia.

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. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC11918AS, dated 06-05-2006) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

*HW*

Prepared by Tony Khalkhali  
tr62732s-rev8.doc

Phone (626) 458-4921

Date 09-21-2011

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. 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.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Peck Road is in the City of Monrovia jurisdiction. The applicant shall obtain a construction/encroachment permit for any improvements/works constructed on Peck Road to the satisfaction of the City of Monrovia.

*HW*

Prepared by Tony Khalkhali  
tr62732w-rev8.doc

Phone (626) 458-4921

Date 09-21-2011



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision: TR 62732 Map Date August 30, 2011 - Ex. A

C.U.P. \_\_\_\_\_ Map Grid 0125D

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the Exhibit Map.  
The proposed driveway approach shall be designed to comply with the Department of Public Works standards.

By Inspector: Juan C. Padilla Date September 27, 2011



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No. TR 62732 Tentative Map Date August 30, 2011 - Ex. A

Revised Report yes

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

Comments: **Per fire flow test dated 03-10-11 performed by Forerunner Fire Protection witnessed by the City of Duarte, the existing public water system is adequate.**

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

By Inspector Juan C. Padilla Date September 27, 2011

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>62732</b>	DRP Map Date:	<b>08/30/2011</b>	SCM Date:	<b>09/29/2011</b>	Report Date:	<b>09/08/2011</b>
Park Planning Area #	<b>5</b>	<b>ARCADIA ISLANDS</b>				Map Type: <b>REV. (REV RECD)</b>	

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.04</b>
IN-LIEU FEES:	<b>\$12,792</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,792 in-lieu fees.

Trails:

No trails.

Comments:

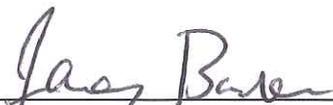
Map proposes ten (10) detached condominium units. Six (6) existing houses to be removed; net increase of 4 housing units.

**\*\*\*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:   
James Barber, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	62732	DRP Map Date:08/30/2011	SMC Date:09/29/2011	Report Date: 09/08/2011
Park Planning Area #	5	ARCADIA ISLANDS		Map Type:REV. (REV RECD)

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

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	4	0.04
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			6	
<b>Total Acre Obligation =</b>				<b>0.04</b>

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$319,793	\$12,792

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$319,793	\$12,792



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

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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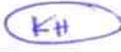
**Michael D. Antonovich**  
Fifth District

Tract Map No. 062732

Vicinity: Monrovia

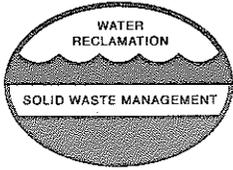
Tentative Tract Map Date: August 30, 2011 (8<sup>th</sup> Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 062732** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by: Ken Habaradas 

Phone: (626) 430-5382

Date: September 23, 2011



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

STEPHEN R. MAGUIN  
*Chief Engineer and General Manager*

September 1, 2009

File No: 15-00.00-00

Ms. Amy Houg  
Tritech Associates, Inc.  
135 North San Gabriel Boulevard  
San Gabriel, CA 91775

Dear Ms. Houg:

### **Tentative Tract Map No. 062732**

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on August 31, 2009. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Monrovia Outfall Trunk Sewer, located in Peck Road south of Altern Street. This 24-inch diameter trunk sewer has a design capacity of 12.4 million gallons per day (mgd) and conveyed a peak flow of 4.3 mgd when last measured in 2009.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 78.5 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 6.2 mgd.
3. The expected average wastewater flow from the project site is 3,120 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen  
Customer Service Specialist  
Facilities Planning Department

RIF:rf



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



**RESIDENTIAL INFILL - BURDEN OF PROOF**

Please explain how the proposed project will meet the following criteria (*Do not provide one word or Yes/No responses. If necessary, attach additional pages.*)

<b>A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.</b>
Although the proposed project is in an A-1 zoning code, there are quite a few locations that have a similar or even high density residential units within the County of Los Angeles boundaries. For example, on 2542 Peck Road is a 46-unit apartment complex, 2548 Peck Rd is a mobile home park, on 154 E Wyland Ave is a 10-unit apartment complex and on 2061 Mountain Ave is a 17-unit apartment complex. Therefore, the proposed project will neither disrupt the sound residential neighborhoods nor adversely affect the character of the established community.
<b>B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.</b>
Our lot is 62,228 square feet (1.429ac), which is a lot larger than the average existing adjoining residential development in the same area.
<b>C. The proposed project will not overburden existing public services and facilities.</b>
In the adjacent street there currently exists Water, Gas, Public Sewer, Telephone & Cable T.V. services, which have the pre-existing capacity to serve the proposed project.
<b>D. The proposed use will not disrupt or adversely impact local traffic and parking conditions.</b>
The proposed project is located on Peck Road a 60' wide arterial street. Also there will be a Gold Line Public transportation station built 600' from the project location. This puts the station at walking distance for future residents of this project. The condominium units have 32 enclosed parking spaces and 16 guest parking spaces. These will meet the on-site parking requirements. Furthermore, the increase dwelling units over what exists on-site will not have a significant impact on the existing traffic in the immediate area.
<b>E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.</b>
The proposed development will have units that are compatible with the houses in the neighborhood especially the homes right next to the subject site and the other newer custom homes on the same block. The new units will be decorated with details that are found in the same neighborhood.

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

**Environmental Determination: Mitigated Negative Declaration**  
**Project Number TR 062732-(5)**  
**Environmental Case Number 200500082**

**1. Project Description:**

To create one multi-family lot with 10 new detached residential condominium units on 1.4 gross (1.2 net) acres. All existing structures to be demolished, including six detached residential units and three detached garage structures. All trees to be removed (no oak trees). Condominium conceptual plans propose two-story detached units. Project will take access from Peck Road into a 26 foot wide private driveway and fire lane designed through the middle of the project. Project is not within a community standards district.

**2. Project Location:**

1907 Peck Road, Monrovia CA  
APN 8509-025-001 and 001

**3. Proponent:**

Jansen Hsueh  
19 E. Live Oak Avenue  
Arcadia, CA 91006

**4. Findings of No Significant Effect:**

The initial study determined that the project is not likely to have a significant effect on the environment.

**5. Location and custodian of record of proceedings:**

The location and custodian of the record of proceedings on which adoption of this Mitigated Negative Declaration is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by Alejandrina C. Baldwin

August 26, 2013

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. TR062732-(5) VESTING TENTATIVE TRACT MAP NO. 062732 ENV NO. 200500082**

□	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Biological Resources	Activities that will result in the removal of trees, buildings or other habitat for bats should avoid adverse impacts to bats and trees and/or structures that may provide maternity roost habitats (e.g., in cavities or under loose bark).	Submit a report prior to any removal, during removal if necessary, after completion of removal, from a qualified bat specialist, which address the following concerns: (1) To the extent feasible, tree removal or relocation should be scheduled between October 1 and February 28, outside of the maternity roosting season; (2) A pre-construction survey must be conducted by the specialist if trees and/or structures must be removed during the maternity season (March 1 to September 30). The report must include identification of those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats; (3) How each tree and/or structure identified as potentially supporting an active maternity roost will be closely inspected by the specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats; (4) If bats are not detected, but the specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be sawn up or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building; (5) Maternity season lasts from March 1 to September 30. Trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season; and (6) Documentation of all demolition monitoring activities submitted upon completion of tree disturbance and/or building demolition activities.	Prior to building permit or removal of any trees and/or structures.	Applicant and/or subdivider and subsequent owner(s)	DRP and Mitigation Monitoring Consultant
1.2	Biological Resources	To mitigate the potential loss of migratory nongame native bird species, all proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, and structures) should occur outside of the avian breeding season which <b>generally runs from February 1-August 31 (as early as January 1 for some raptors)</b> to avoid take of birds or their eggs. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Submit to DRP and DPW Building & Safety a report which includes the results of the recommended protective measures described herein, from a qualified biologist. If avoidance of the avian breeding season is not feasible, then the beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys should conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31.  Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area.	Prior to building permit or removal of any trees and/or structures.	Applicant and/or subdivider and subsequent owner(s)	DRP and Mitigation Monitoring Consultant

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. TR062732-(5) VESTING TENTATIVE TRACT MAP NO. 062732 ENV NO. 200500082**

1.3	Biological Resources	To mitigate the potential take of all birds and their active nests including raptors and other migratory nongame birds, the biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project property, that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities.	The biological monitor shall send weekly monitoring reports to DRP and DPW Building and Safety Office during the grubbing and clearing of vegetation, and shall notify these departments immediately if project activities damage active avian nests.	Prior to building permit or removal of any trees and/or structures.	Applicant and/or subdivider and subsequent owner(s)	DRP and Mitigation Monitoring Consultant
1.4	Biological Resources	To mitigate the loss of mature trees on the project site the the project site is to be re-vegetated.	Comply with the landscape plan submitted to DRP. All changes to this plan must be to the satisfaction of DPR.	Prior to building occupancy.	Applicant and/or subdivider and subsequent owner(s)	DRP and Mitigation Monitoring Consultant
2	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

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



**Project title:** Project No. TR062732 – (2) / Case No(s). Tentative Tract Map No. 062732 (“TR 062732”); Environmental Assessment Case No. 200800064 (“RENV 200500082”).

**Lead agency name and address:** County of Los Angeles Department of Regional Planning, 320 W. Temple Street, Rm 1382, Los Angeles, CA 90012

**Contact Person and phone number:** Alejandrina C. Baldwin, (213) 974-6433, [acbaldwin@planning.lacounty.gov](mailto:acbaldwin@planning.lacounty.gov)

**Project sponsor’s name and address:** Jansen Hsueh, 110 S. Rosemead Blvd, Pasadena, CA 91107

**Project location:** 1907 Peck Road, Monrovia CA (Duarte Zoned District)

APN: 8509-025-001 and 8509-025-002, USGS Quad: Mt. Wilson

**Gross Acreage:** 1.38 Acres (1.22 Ac Net)

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

**Community/Area wide Plan designation:** N/A

**Zoning:** A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area)

**Description of project:** The tentative tract map and exhibit map dated August 30, 2011 depict one multi-family parcel with 10 detached condominium units on 1.38 gross acres (1.22 net acres). Each unit will have an attached two-car garage. A total of three uncovered guest parking spaces are provided. The parcel will have a net area of 53,235 square feet. The residences will take access from a 26-foot wide common private driveway and fire lane, which takes access from Peck Road, a 60-foot wide dedicated public street. No grading is proposed. Water will be provided by the California America Water Company and sewer will be provided by the Los Angeles County Sanitation District. The project will be served by the Monrovia Unified School District.

**Surrounding land uses and setting:** The project site is located in the unincorporated community of South Monrovia Islands. The property is bordered by Stagio Drive to the west and Peck Road to the east. The project site is adjacent to the City of Monrovia to the north and east. Land uses within 500 feet include single-family residences to the east, west, and south; multi-family residences to the immediate north and south, and light industrial to the north; Santa Fe Junior High School to the northeast; and a church to the southeast. The project site contains various types of non-oak trees and has flat topography. The six existing single-family residences within the project site are proposed to be demolished.

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

*Public Agency*

City of Monrovia

Los Angeles County Department of

Public Works

*Approval Required*

Sewer connection and utility work within public right-of-way

Building and grading permits

**Major projects in the area:**

*Project/Case No.*

*Description and Status*

No pending subdivisions in the unincorporated County within one-half mile of the project site.

**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
- City of Monrovia
- City of Arcadia
- Cal American Water Company

*Regional Significance*

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

*Trustee Agencies*

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

*County Reviewing Agencies*

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

\_\_\_\_\_  
Signature (Approved by)

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

## 1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is not along, adjacent to, or can be seen from a designated scenic highway, corridor or identified scenic highways. The project site is in an urbanized area and is not near or visible from any regional riding or hiking trail. The project site is located in an urbanized and residential area and will be developed with buildings that are compatible with surrounding structures. Surrounding structures are multi-family units or single-family residences predominately of single-story.

Sun shadow, light, and glare will not be problems with the project because the buildings will not be more than 24 feet tall and will be built with materials similar to and compatible with the surrounding structures. The proposed buildings will be consistent to the multi-family lots immediately to the north and south, in scale and height.

**2. AGRICULTURE / FOREST**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project site is not identified as “farmland” on the Los Angeles Important Farmland 2008 map produced by the California Department of Conservation. The project is zoned A-1 which allows for the development of residential uses, including detached condominiums, which are proposed by the project. The project site is not within an Agricultural Opportunity Area or a Williamson Act Contract, is not forest land or timberland under these definitions, is not farmland or forest land.

### 3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project will not conflict or obstruct implementation of the applicable air quality plan. The project will develop the site in conformance with the existing zoning and Los Angeles Countywide General Plan (“General Plan”) classification. Furthermore, the project will comply with the Los Angeles County Code (“County Code”) Section 22.52 (“Green Building Ordinance”) and state and local laws that will help reduce emissions. The proposed project is for ten residential units will not exceed any State criteria listed above for regional significance.

The project will not have a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under. There are no other pending subdivisions surrounding the project site and the project will comply with the County’s Green Building Ordinance and state and local laws that will help reduce emissions. The project site currently has six existing single-family residences which will be demolished and 10 new detached condominiums will be constructed, which will be a total increase of four units.

The project site is in close proximity to Santa Fe Junior High School, although the project will comply with the County’s Green Building Ordinance and state and local laws that will help reduce emissions. The project site currently has six existing single-family residences which will be demolished and 10 new detached condominiums will be constructed, which will be a total increase of four units. The project site is located approximately 0.35 of a mile south of Interstate 210 (Foothill Freeway) and approximately 0.14 of a mile west of Myrtle Avenue, a Major Highway on the Los Angeles County Master Plan of Highways. These distance are beyond the 0.31 of a mile of separation between new housing and pollution sources such as freeways recommended by the Los Angeles County Department of Public Health (“Public Health”), in its memo of December 15, 2010. The project is for residential use in a residential area and will not generate nor is it in close proximity to sources that create obnoxious odors dust and/or hazardous emissions.

#### 4. BIOLOGICAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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)?**

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

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project site is completely developed with residential units and accessory structures. No native habitat exists on the site and is not located within an SEA, SEA Buffer, or ESHA, nor does it include any wetlands or water courses. There are no federally protected wetlands or waters of the United States on the project site. The project site is completely developed with residential units and accessory structures and is almost completely surrounded by solid walls; the project site contains no wildlife corridors or wildlife nursery sites .

The project site does not contain oak or other unique species and is not a Wildflower Preserve Area. The project site is not within an adopted state, regional, or local habitat conservation plan.

Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Additional analysis prior to demolition of any tree or structure from a qualified biologist is needed to determine the correct process of demolition to ensure a take of a migratory bird does not happen.

The project site may contain bats which are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). To mitigate a potential impact and direct loss of bats that could result from removal of trees and/or structures that may provide maternity roost habitat mitigation measures have been added.

## 5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will develop the site with residential uses and will not cause a substantial adverse change in the significance of a historical or archaeological resource. The project site is surrounded by residential structures and is located in an urbanized area. The project site is completely developed with residential units and accessory structures. There are no geological features or rock formations above the ground surface. There is no record of human remains on the project site.

**6. ENERGY**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will be required to comply with the Green Building Ordinance. Appendix F of the CEQA Guidelines requires evaluations of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is negative declaration.

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

The State of California Seismic Hazard Zones Map—Mt. Wilson Quad and the Los Angeles County Safety Element—Fault Rupture Hazards and Historic Seismicity Map indicate that the project site is not in any areas or zones described above or a landslide area.

The final map does not need to be reviewed by the Geotechnical and Materials Engineering Division of Public Works. Public Works review indicates the project site is not on an expansive soil. The project site is served by public sewer; no septic tanks or alternative waste water disposal systems are proposed. The project site is not in a hillside area. The project is in a developed urban area and does not have the potential to contribute or be subject to high erosion.

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

While the project will generate greenhouse gases, measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, complying with the Green Building Ordinance, and developing residential uses in an established urban area proximate to existing development, jobs, and services such as public transit. Measures to reduce the degree of that impact will be employed by the project. These include complying with energy-saving features as required by State and local laws, complying with the Green Building Ordinance, and developing residential uses in an established urban area proximate to existing development, jobs, and services such as public transit. With the adoption of these measures, the project will not conflict with the implementation of AB32.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

This 10-unit residential project does not include the routine transport, storage, production, use, or disposal of hazardous materials. The project does not propose any pressurized tanks. The Project does not create conditions involving the release of hazardous materials or waste into the environment. The Project does not include the handling of hazardous or acutely hazardous materials, substances, or waste. The existing single-family residences will be demolished, although this project will be required to demolish the project site in compliance with Building & Safety permits and proper disposal. The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities for ZIP code 91015 ([http://www.envirostor .dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/)).

The project site is located approximately 2.75 miles northeast of the El Monte airport. However, the project site is located outside of the airport land use plan. The project site it not located in the vicinity of a private airstrip. The project site is not within an area covered by an adopted emergency response plan or emergency evacuation plan.

The project is not located in a Very High Fire Hazard Severity Zone. As discussed above, the project site is not located in a high fire hazard area. The Los Angeles County Fire Department has determined there is adequate access to the site for fire-fighting vehicles. The Los Angeles County Fire Department has determined there is adequate water pressure as provided by the water purveyor, Cal American Water Company. The project site is located in a developed urban area with other residential uses and is not near potentially dangerous fire hazard conditions.

**10. HYDROLOGY AND WATER QUALITY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?
- i) 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)?
- j) Otherwise substantially degrade water quality?
- k) 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?
- l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?
- m) 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?
- n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project will be required to comply with the National Pollution Discharge Elimination System (“NPDES”) The project site is adequately served by a public water system. Additionally, the project applicant has obtained a will-serve letter from the water purveyor, Cal American Water Company, to substantiate the adequacy of the water supply for the project. No wells are proposed. The project applicant shall comply with the requirements of the drainage concept that was conceptually approved on November 9, 2006 to the satisfaction of Public Works, prior to grading permit issuance. Public Works conditions require compliance with NPDES and SUSMP. The project will comply with the County Code Section 12.84 (Low Impact Development Ordinance)(“LID”) which will reduce the amount of post-development water discharges. An NPDES permit will be required. The project will comply with LID which will reduce the amount of post-development water discharges. Project site is not located near Areas of Special Biological Significance. The project site is served by public sewer. No septic tanks are proposed. The project site is not located within nor does it contain any features or conditions above. The project site is not located within a 100-year flood hazard area, floodway, or floodplain. The project site is approximately 3 miles west of the Santa Fe Dam and Santa Fe Flood Control Area and approximately 100 feet lower in elevation than the top of the dam, and within the Santa Fe Dam Inundation Area. The project site is approximately 20 miles from the Pacific Ocean, and is not on any arm or bay of the ocean, and it is not located on or near a slope.

**11. LAND USE AND PLANNING**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The project site currently contains detached multi-family residential and is surrounded by multi-family residential to the north and south. The proposed 10 units meet the density requirements per the Los Angeles County General Plan with additional infill findings. Surrounding parcels are developed with multi-family at a similar density as this Project. All development standards as required by the County Code will be met. The Project is not located within a Hillside Management Area or a Significant Ecological Area.

**12. MINERAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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 General Plan/Impact Analysis Related Special Management Areas Map.

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 (airport, freeway, industrial 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 10:00 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no thresholds for noise.

Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance. The project does not propose amplified sound systems

## 14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The Project would not induce substantial growth in the area as it is currently developed with six residential units which is consistent with the density surrounding it and will not induce substantial growth in the area. The Project proposes to create 10 condominium units which will replace the existing residential units onsite and will not require the replacement of housing elsewhere, or cumulatively exceed official regional or local population projections.

**15. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Fire Department has indicated that per the fire flow test performed, the existing water system is adequate; and the access depicted on the Exhibit Map is adequate. The Project would not create a capacity or service level problem or result in substantial adverse physical impacts. The project site is included within the Monrovia School District. Considering the scale of the project, the 10 detached condominium units are not expected to create a capacity problem for the School District.

The Project is within four miles of a County Fire Station and 4.5 miles from a County Sheriff's Station (Temple Sheriff Station).

The Project is conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.104 and library fees per Section 22.72. No trails are required.

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The Quimby Act, which is part of the Subdivision Map Act, applies to residential subdivisions and permits the County, by ordinance, to require the dedication of land for park and recreational purposes or the payment of an in-lieu fee. As part of its approval of a subdivision, the County may require the applicant to provide land to serve the park and recreational needs of future residents of the subdivision. The Quimby Act establishes a standard of dedicating three acres of parkland per 1,000 residents for subdivisions.

The Project The Project is conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.104 and library fees per Section 22.72. No trails are required.

## 17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is within a ¼ mile of the future Metro Gold Line Monrovia station set to be completed September 2015.

The Project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the Project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan (RTP), which provides the basis for developing the land use assumptions at the regional and small-area levels which build the 2008 Regional Transportation Plan Alternative. It is expected that the Project will not exceed the County CMP Transportation Impact Analysis thresholds. The Project site is not located near a public or private airstrip and will not encroach into air traffic patterns. The Project will not increase hazards due to design features or contain incompatible uses.

**18. UTILITIES AND SERVICE SYSTEMS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the

NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The Project is within the jurisdictional boundaries of District No. 15 of the Los Angeles County Sanitation Districts ("Districts"). According to September 1, 2009 Districts letter, the wastewater generated by the Project will be treated at the San Jose Creek Water Reclamation Plant which has sufficient capacity for the density of the proposed Project.

Public Works' review of the project indicates the project would not create drainage system capacity problems; no construction of new storm water drainage facilities or expansion of existing facilities is required. A sewer area study (PC11918AS, dated 06-05-2006) was reviewed and approved by Public Works without the requirement of additional mitigation measures.

The Project will have sufficient reliable water supplies available to be served by the California American Water Company, as stated in the February 5, 2005 Will-Serve Letter. Prior to construction of the condominium units, an updated letter will be required to ensure there have been no changes in the supply of water.

The Project will be served by the Burrteck, which will have sufficient permitted capacity to accommodate the Project's solid waste disposal needs. The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. 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 solidwaste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

## 19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project is currently improved with six single family residences and is mostly paved. The surrounding uses are single-family and multi-family residential. The demolition of the existing structures and construction of 10 new detached condominium units does not have the potential to degrade the quality of the current environment of the site or affect the surrounding parcels. No endangered species or natural drainage courses were found on the project site.

The increase of four residential units within the project site (demolition of six and addition of 10 units) would increase the stock of available residential units although the slight increase in population on the project site, but overall would not create a cumulatively considerable impact in where additional mitigation would be required. The Project will not have substantial adverse effects on human beings since it is currently used for habitable residential uses.



September 23, 2009

Ms. Amy Houg  
Tritech Associates, Inc.  
135 North San Gabriel Boulevard  
San Gabriel, CA 91775

**SUBJECT: Project No. REN2005000082/TR062732**  
1907 Peck Road, Monrovia, CA 91016

Dear Ms. Houg,

On September 22, 2009, the Infrastructure Maintenance Division of the City of Monrovia received your submittal for the review of Tentative Tract No. 062732. We have the following project requirements.

1. Separate utility plan showing all existing and proposed utilities, appurtenances, manholes, pullboxes and miscellaneous meters along Peck Road shall be submitted and approved by the City of Monrovia in addition to the already required grading/drainage plan. Fees for plan check, field verification and inspection will be required by the City prior to issuance of any permits.
2. The proposed sewer lateral connection to the City's sewer system will be allowed. Connection of the proposed sewer lateral shall be to the existing sewer manhole at El Norte Street. Connection to the existing 24" diameter sewer trunk line may be allowed only as the last resort, additional conditions or City requirements may be imposed prior to approval of connection. Plan and profile, cross sections and or detail connections shall be submitted to the City for review and approval. All submitted plans need to conform to the City of Monrovia's requirements at the time of construction, standard specifications and standard drawings. Construction of sewer lateral and connection shall be inspected by the Public Works City Inspector and approved by the Utilities Engineer. Fees for plan check, field inspection and monthly lateral connection fees will be required by the City.

Should you have any questions please call me at (626) 932-5575.

Sincerely,

  
Jim Cervantes, P.E.

Senior Utilities Engineer

cc: Mark Carney, Infrastructure Maintenance Manager, Deputy Director of Public Works

G:\UTILITIES\Plan Check Log\Plan Check Comments\1907PeckRoad TR062732.doc

600 South Mountain Avenue, Monrovia, California 91016-3611 • (626) 932-5575 • FAX (626) 932-5559

## Alejandrina Baldwin

---

**From:** Joan Field [hardtomiss@me.com]  
**Sent:** Tuesday, August 20, 2013 10:18 AM  
**To:** Alejandrina Baldwin  
**Subject:** Project TR062732-(5)

Dear Ms. Baldwin,

I am a property owner adjacent to 1907 Peck Road and have been elected to contact you regarding the proposed project at 1907 Peck Road, Monrovia, California.

Below are several issues we would like clarified and one that is a concern.

This area is made up of a majority of single family residences that are single story houses. We are concerned about the two-story houses that are planned to be built on this property. We would like to know where the windows are to be located at the rear of each house, as they will have visual access to our back yards - not a very desirable feature for us. Sizes and locations would be helpful. Also, what are the set-backs from the perimeter fences?

There is also a question about the fencing on the south side of this property. Will this fencing be replaced by a new fence or will it remain as it is? If it is to be replaced, will the adjoining properties be notified as to when it will be replaced and what type of fence it will be?

Why is it necessary to remove all trees with the exception of the Oak trees?

If it is at all possible, could these issues be brought up at the September 18, 2013, meeting, as most of us are still working and it will be a hardship to attend?

Thanks so much for your time - looking forward to hearing from you.

Sincerely,

Joan Field  
1921 Peck Road,  
Monrovia, California 91016  
(626)303-3324

**Alejandrina Baldwin**

---

**From:** Michael Mangana [michaelmangana@citlink.net]  
**Sent:** Tuesday, August 27, 2013 1:28 AM  
**To:** Alejandrina Baldwin  
**Cc:** Mike Owen; 'Dena M.'  
**Subject:** 5479WS-3901, Tentative Tract Map No. 062732 / Environmental Case No. 200500082  
**Attachments:** LA Co Planning Notice.pdf

**RE: Tentative Tract Map No. 062732 / Environmental Case No. 200500082**

O.M.O Investment Co supports this proposed project and recommends that the Regional Planning Commission approve it as proposed.

Thank you,

Michael Mangana  
Partner



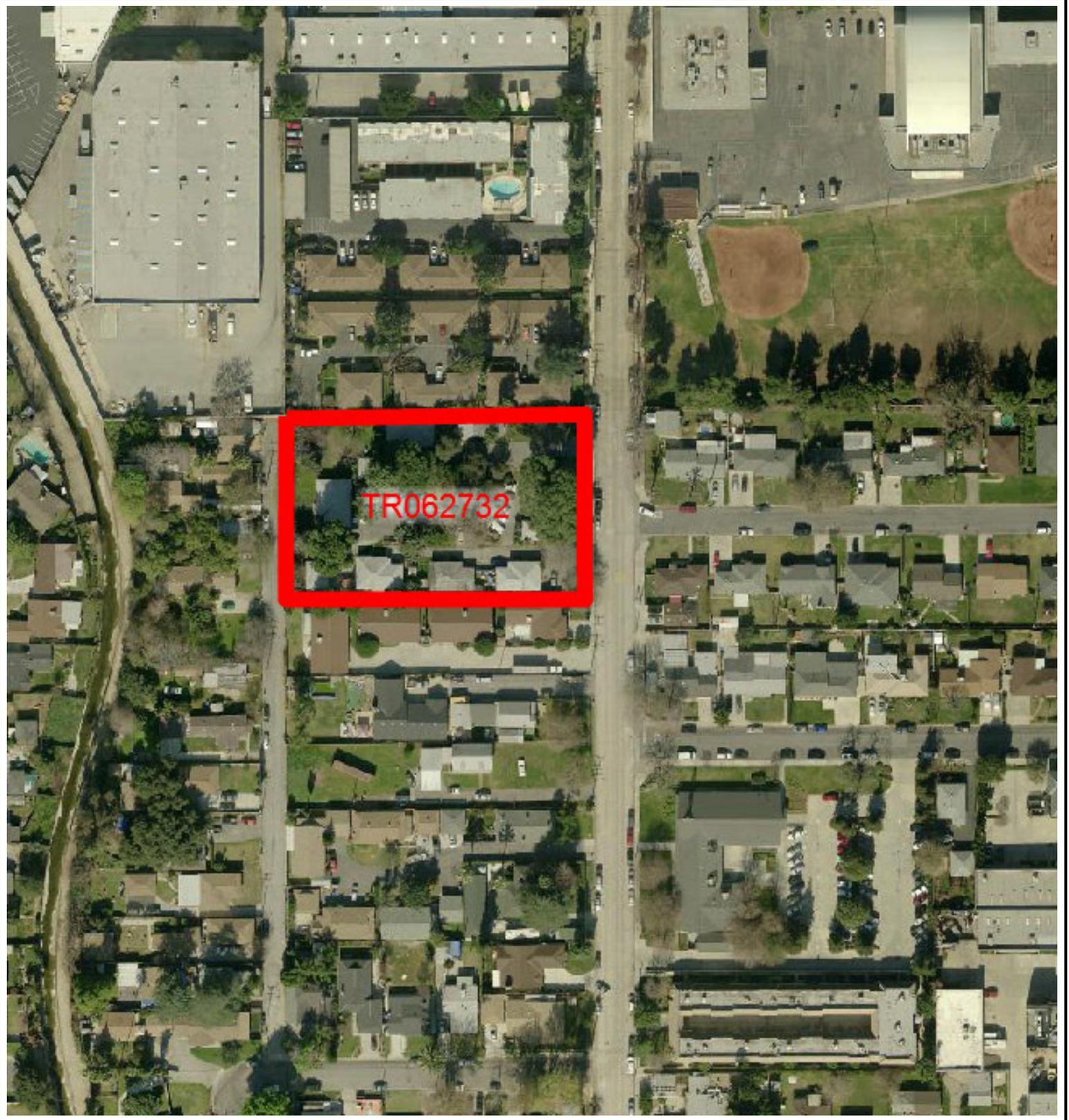




1909 1907 1905 1903



1917 1915



# Department of Regional Planning

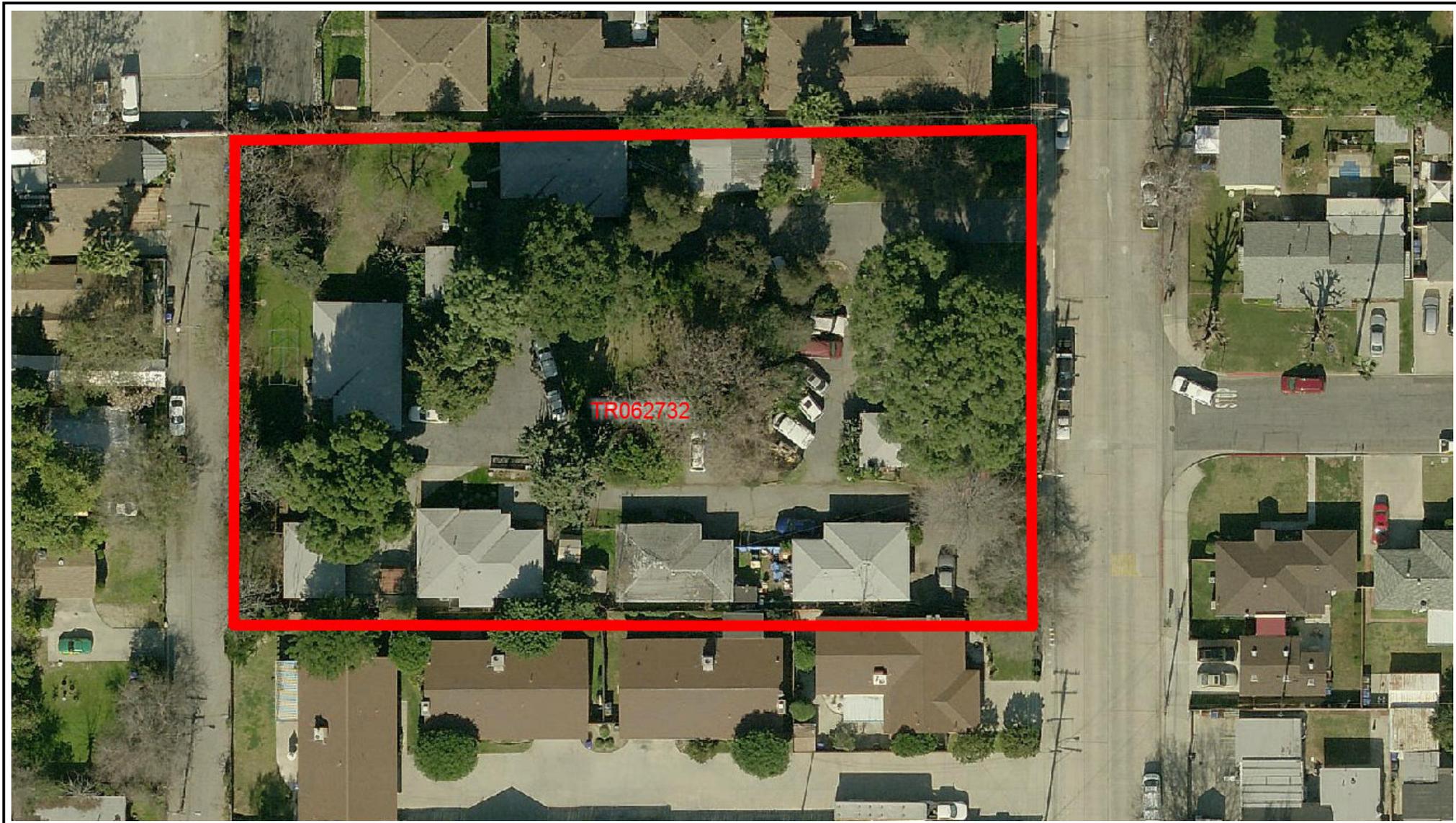
Printed: Aug 26, 2013

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0 200  
Feet

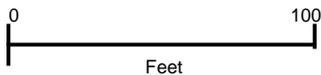




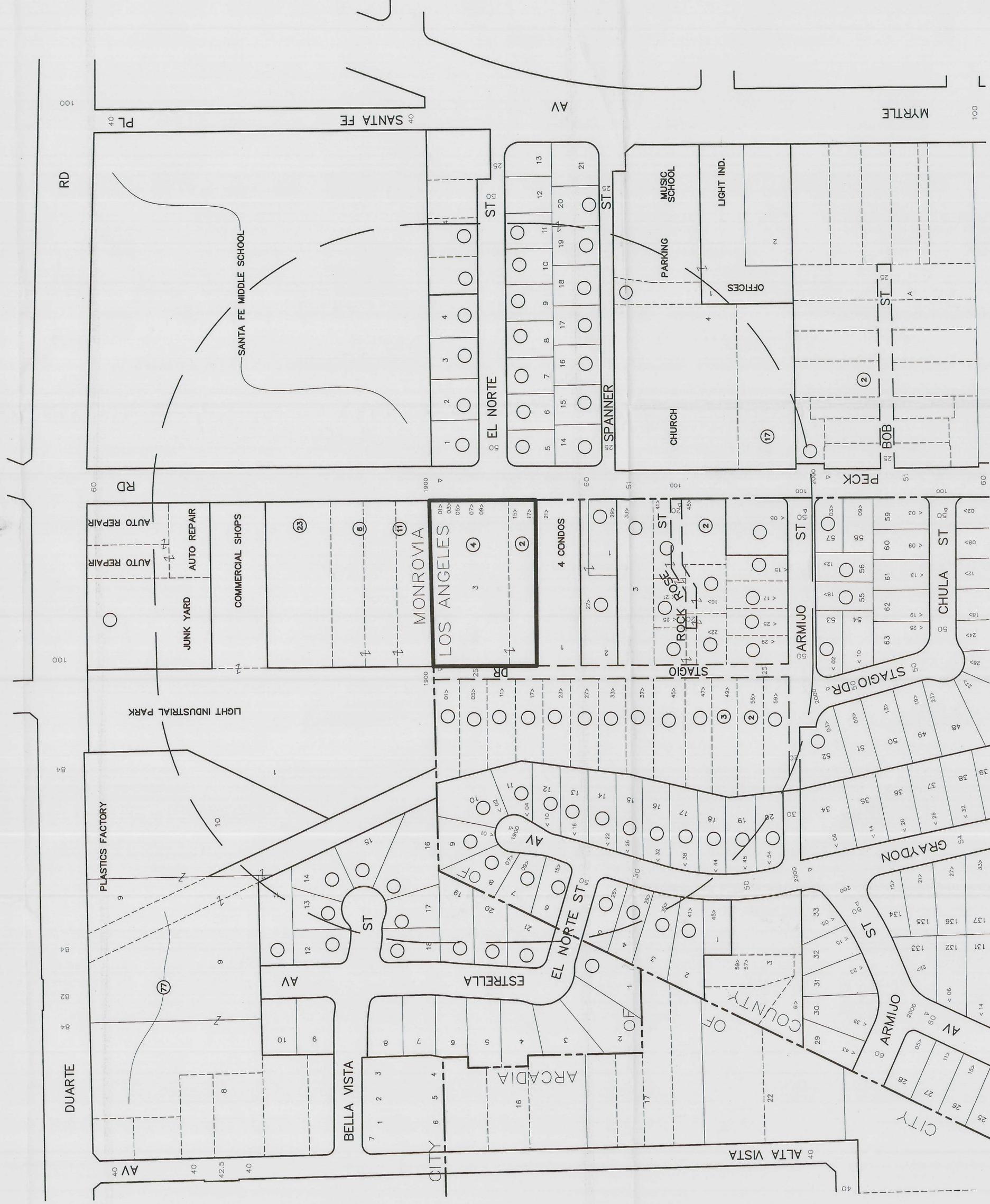
# Department of Regional Planning

Printed: Aug 26, 2013

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# COUNTY OF LOS ANGELES



## 500' RADIUS MAP

**GC MAPPING SERVICE, INC.**

3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080 FAX (626) 441-8850

**LEGEND**

- SINGLE FAMILY RESIDENCE
  - ② NUMBER OF UNITS
- ALL OTHER USES AS SHOWN

CASE NO.

DATE: 04 - 10 - 2013

SCALE: 1" = 100'

### LAND USE MAP

# MAJOR LAND DIVISION

# TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

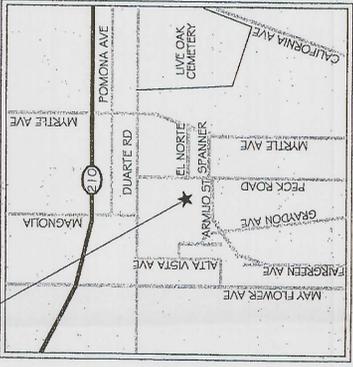
BEING A SUBDIVISION OF A PORTION OF LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6 PAGE 80-82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

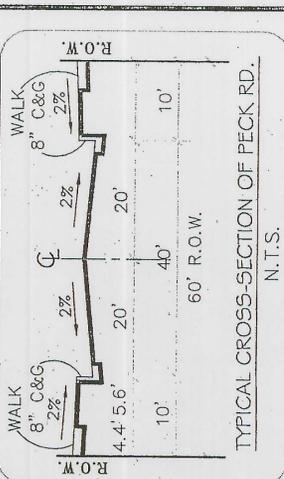
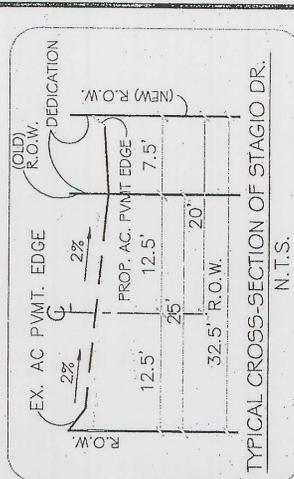
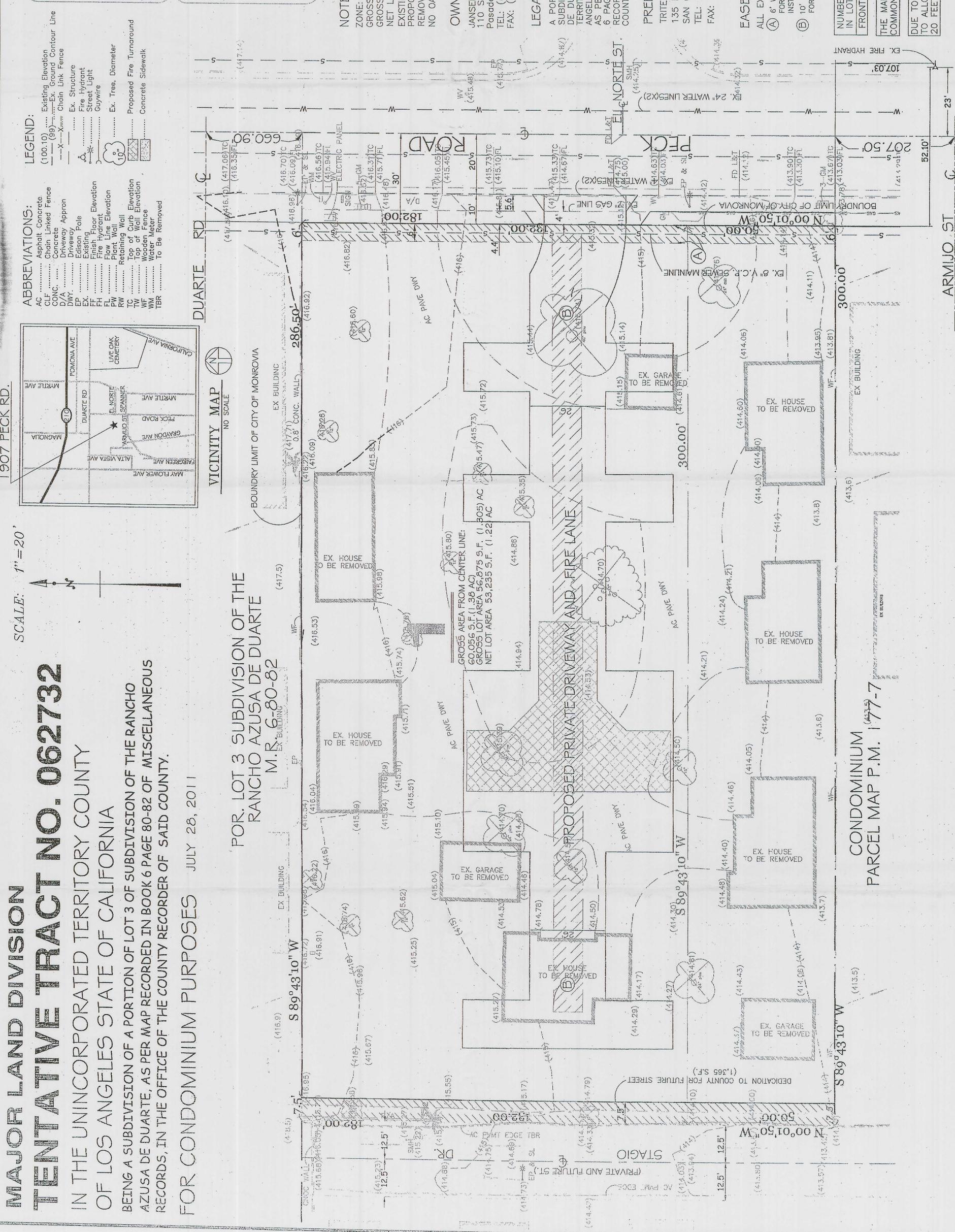
JULY 28, 2011

POR. LOT 3 SUBDIVISION OF THE RANCHO AZUSA DE DUARTE M.R. 6-80-82

SCALE: 1" = 20'



- ABBREVIATIONS:**
- AC Asphalt Concrete
  - CLF Chain Linked Fence
  - CONC Concrete
  - D/A Driveway
  - EX Ex. Structure
  - EP Edison Pole
  - FF Floor Elevation
  - FL Fire Hydrant
  - FL Flow Line Elevation
  - PW Plant Wall
  - RW Retaining Wall
  - TC Top of Curb Elevation
  - TW Top of Wall Elevation
  - WM Wooden Fence
  - WF Water Meter
  - TBR To Be Removed
- LEGEND:**
- (100.10) Existing Elevation
  - (89) Ex. Ground Contour Line
  - Chain Link Fence
  - Ex. Structure
  - Fire Hydrant
  - Street Light
  - Guywire
  - Ex. Tree, Diameter
  - Proposed Fire Turnaround
  - Concrete Sidewalk



**NOTES:**

ZONE: A-1 (EXISTING/PROPOSED)

GROSS AREA FROM CENTER LINE: 60,056 S.F. (1.38 AC)

GROSS LOT AREA 56,875 S.F. (1.305) AC

NET LOT AREA 53,235 S.F. (1.22) AC

EXISTING CATEGORY LAND USE: 1

PROPOSED CATEGORY LAND USE: 1

REMOVE ALL EX. STRUCTURES AND TREES ON SITE.

NO OAK TREES ON SITE.

**OWNER:**

JANSEN HSUEH

110 S Rosemead Blvd

Pasadena Ca 91107

TEL: (626)447-5528

FAX: (626)447-5218

**BENCH MARK:**

B.M. NUMBER 04163

QUAD (YEAR) BASELINE (1995)

ELEVATION 434.474

DESCRIPTION L&T IN CB RET

4.9M N/O BCR @ SW COR

MYRTLE AVE & DUARTE RD.

19.8M S & 13.1M W/O C/L INT

**LEGAL DESCRIPTION:**

A PORTION OF LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 80-82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PREPARED BY:**

TRITECH ASSOCIATES, INC.

135 N. SAN GABRIEL BLVD.

SAN GABRIEL, CA 91775

TEL: (626)570-1918

FAX: (626)737-8786



**EASEMENT NOTE:**

ALL EX. EASEMENTS TO REMAIN

(A) 6' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES, FOR SANITARY SEWER AND INCIDENTAL PURPOSES O.R. INST. NO. 4129 REC. AUGUST 31, 1960. (1.092 S.F.)

(B) 10' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES, FOR UTILITY PURPOSES.

NUMBER OF HOUSE IN LOTUS AVE	6803	6813	6825	6831	6835	6841
FRONT SETBACK	41.7'	39.9'	46.7'	25.2'	20.7'	20.4'

THE MAINTENANCE OF THE COMMON DRIVEWAY AND COMMON AREAS BY HOMEOWNERS ASSOCIATION

DUE TO TITLE LIMITATIONS, REQUESTING PERMISSION TO ALLOW A MODIFIED STREET RIGHT OF WAY OF 20 FEET FROM CENTERLINE ON STAGIO DRIVE.

Drp Planner Copy

# EXHIBIT MAP

## TENTATIVE TRACT NO. 062732

### IN THE UNINCORPORATED TERRITORY COUNTY

#### OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6 PAGE 80-82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

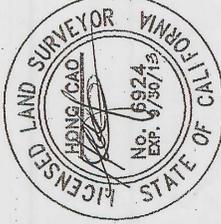
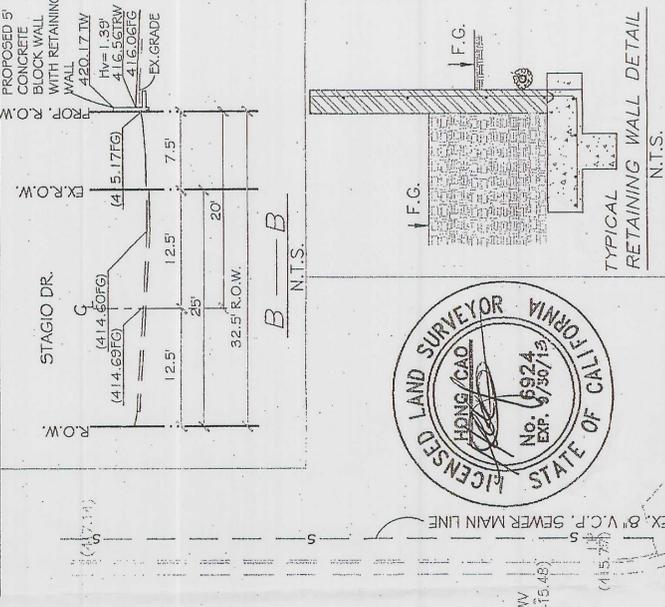
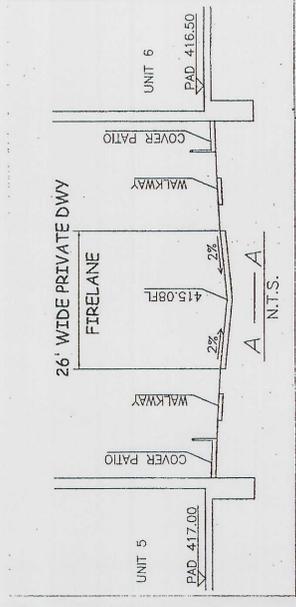
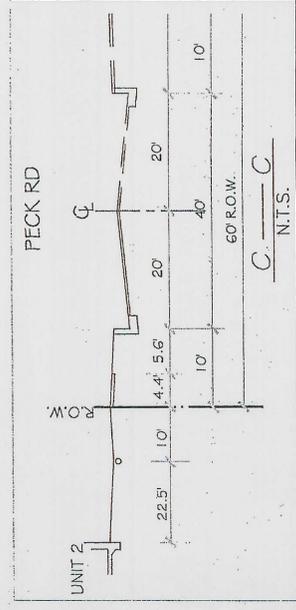
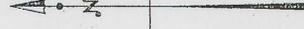
### FOR CONDOMINIUM PURPOSES

July 20, 2011

### FOR LOT 3 SUBDIVISION OF THE RANCHO AZUSA DE DUARTE

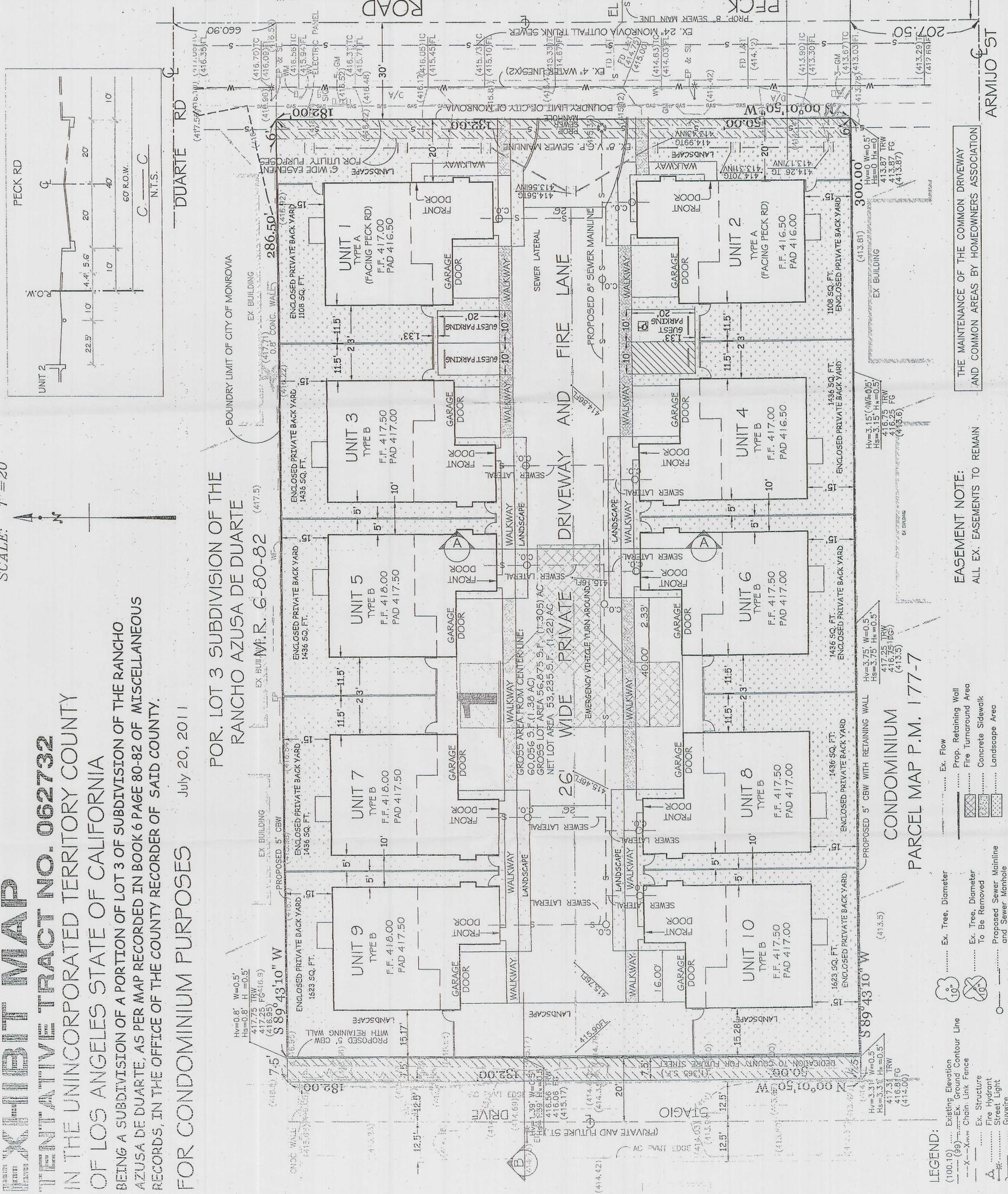
### W.R. 6-80-82

SCALE: 1"=20'

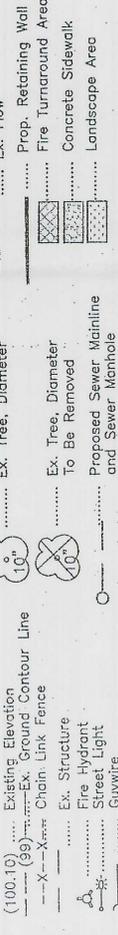


PROJECT:  
10 UNITS DETACHED CONDOMINIUM RESIDENCES  
1907 PECK RD,  
MONROVIA (LACO), CA 91006  
APN: 8509-025-001 & 002  
SCALE: 1"=20' DATE: 07-28-11  
DRAWN BY: Tao/Hrs JOB NO. 041018

NOTES:  
ZONE: A-1 (EXISTING/PROPOSED)  
EXISTING CATEGORY LAND USE: 1  
PROPOSED CATEGORY LAND USE: 1  
NO. OF UNITS: 10  
NUMBER OF STORIES: 2  
ENCLOSED GARAGE PARKING: 24  
GUEST PARKING: 3 (1 VAN-ACCESSIBLE)  
GROSS AREA FROM CENTER LINE: 60,056 S.F. (1.38 AC)  
GROSS LOT AREA: 56,875 S.F. (1.305) AC  
NET LOT AREA: 53,235 S.F. (1.22) AC  
LOT COVERAGE: 17580 SQ. FT. = 33% OF 53235 SQ. FT.  
COMMON 6206 SQ. FT. PRIVATE 14078 SQ. FT.  
PERCENTAGE OF LOT LANDSCAPED: 20284 SQ. FT. = 38% OF 53235 SQ. FT.  
UNIT AREA: 4 BED ROOMS 3 BATH WITH ATTACHED 2-CAR GARAGE  
1ST FLOOR: 1,278 SQ. FT.  
2ND FLOOR: 1,110 SQ. FT.  
TOTAL LIVING SPACE: 2,388 SQ. FT.  
GARAGE: 423 SQ. FT.  
COVER PORCH: 25 SQ. FT.  
TRELIS: 40 SQ. FT.  
TOTAL: 2,851 SQ. FT.  
REMOVE ALL EX. STRUCTURES AND TREES ON SITE.  
NO OAK TREES ON SITE.



EASEMENT NOTE:  
ALL EX. EASEMENTS TO REMAIN  
AND COMMON AREAS BY HOMEOWNERS ASSOCIATION



TENTATIVE TRACT NO. 062732

Notes

LANDSCAPE PLAN

COMPANY NAME: **Pool and Landscape Design Studio**

8433 Burnet Ave, Unit 201 North Hills, CA 91343  
Tel: (818) 830 2090

CLIENT NAME: HSUEH RESIDENCE

ADDRESS: 1907 PECK RD.  
MONROVIA, CA

TEL: 626 387 3788

DRAWN BY: LINH

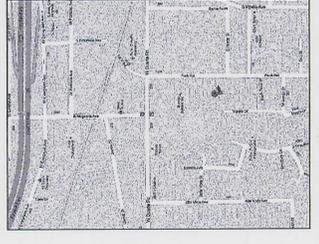
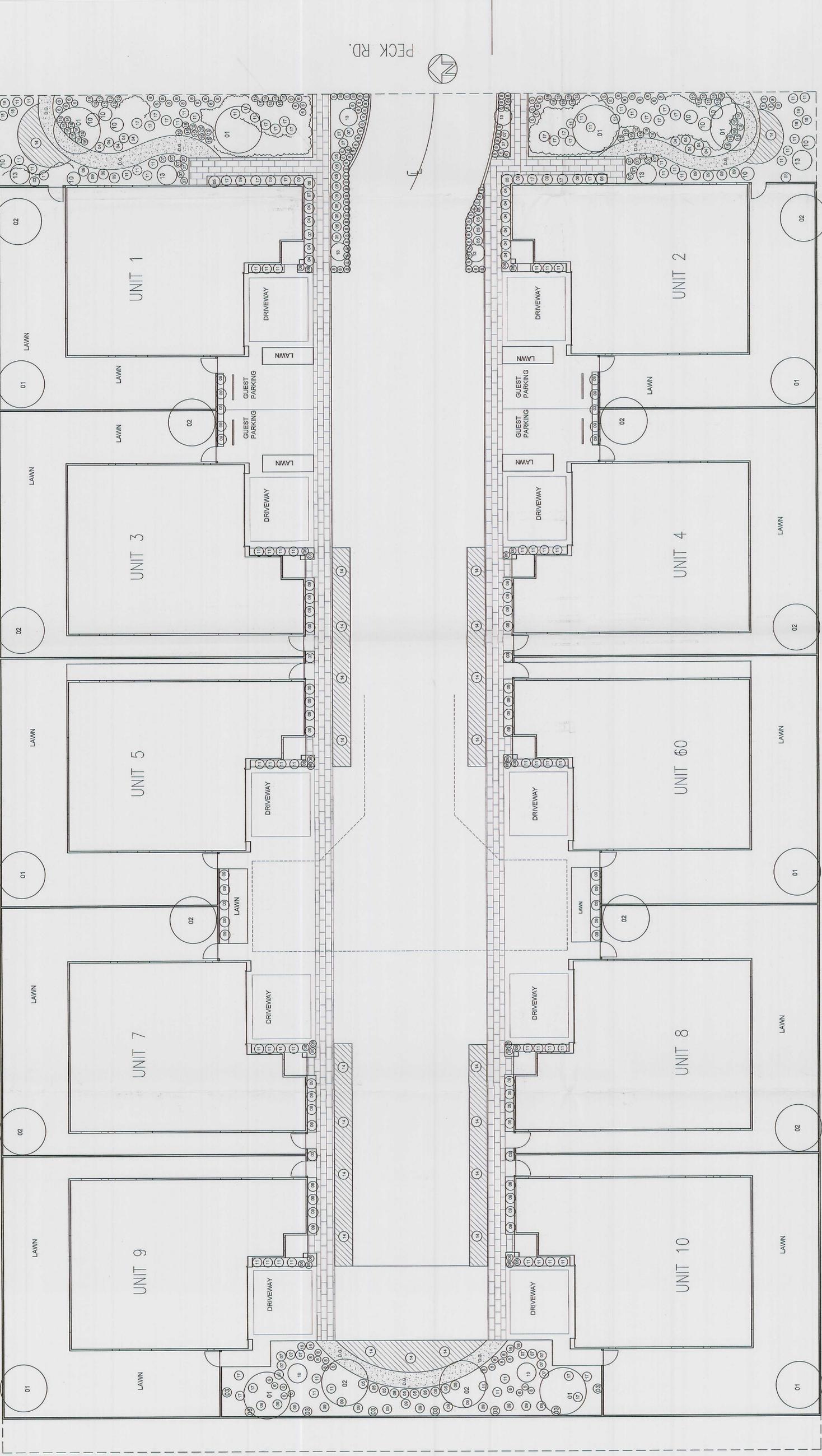
SCALE: 3/32" = 1' - 0"

DATE: 03-18-13

REVISION: 05-11-13

REVISION: DATE: DATE: DATE:

PAGE **L-1**



OWNER/CLIENT: HSUEH RESIDENCE  
1907 PECK RD.  
MONROVIA, CA

PROJECT ADDRESS:  
PROJECT: 1907 PECK RD.  
MONROVIA, CA

SHEET INDEX

LANDSCAPE PLAN ..... L-1

ELEVATION PLAN ..... E-1

HARDSCAPE & LANDSCAPE DESIGN

COMPANY: TDHDESIGN LANDSCAPES

ADDRESS: 1828 STONESGATE ST.  
WESTLAKE VILLAGE, CA 91361  
818 830 2090

VICINITY MAP

DIRECTORY

LEGAL

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	NUMBER / SIZE	QUANTITY	CANOPY	HEIGHT	MATURITY CONTROL	WATER NEEDS
1 MAGNOLIA TREE	MAGNOLIA GRANDIFLORA	24" BOX		7'	12'	60" H X 35" W	L
2 CHINESE PISTACHE	PISTACIA CHINENSIS	24" BOX		7'	10'	55" H X 35" W	L
3 TRUMPET VINE	CAMPIS RADICAN 'TRUMPET CREEPER'	15 GAL		36"	18"	CONTROL	L
4 INDIAN HAWTHORNE 'CLARA'	RAPHIOLEPIS INDICA 'CLARA'	5 GAL		18"	18"	CONTROL	L
5 PHORMIUM FLAX (DWARF)	PHORMIUM TENAX	5 GAL 3' O.C.		24"	36"	CONTROL	M
6 KANGAROO PAW	ANIGOZANTHOS MANGLESII	5 GAL		18"	18"	CONTROL	L
7 DOUGLAS IRIS	IRIS DOUGLASIANA	5 GAL		18"	18"	CONTROL	L
8 LIRIOPE	LIRIOPE MUSCARI	1 GAL		12"	10"	CONTROL	L
9 CALIFORNIA NATIVE ROSE	ROSA CALIFORNICA	5 GAL		18"	24"	CONTROL	L
10 MEXICAN SAGE	SALVIA MEXICANA	5 GAL		18"	18"	CONTROL	L
11 TOBIRA	PITTIOSPORUM CRASSIFOLIUM 'COMPACT'	5 GAL		18"	18"	CONTROL	L
12 STRAWBERRY GROUND COVER	FRAGARIA ANANASSA	FLAT					L
13 PHOENIX PALM	PHOENIX ROEBELENIJ	15 GAL		3'	3'	5' H X 6' W	M
14 DYMONDIA GROUND COVER	DYMONDIA MARGARETAE	FLAT				CONTROL	L
15 BLUE FESCUE	FESTUCA GLAUCA	1 GAL		10"	10"		L
16 SEEP MONKEY FLOWER	MIMULUS GUTTATUS	5 GAL		24"	24"	CONTROL	L
17 WESTERN AZALEA	RHODODENDRON OCCIDENTALE	5 GAL		3'	36"	CONTROL	L
18 SALVIA	SALVIA POZO BLUE	5 GAL		18"	18"	CONTROL	L



01



02



03



04



05



06



07



08



09



10



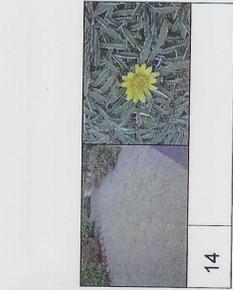
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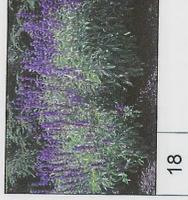
15



16



17



18

Notes

ELEVATION PLAN

COMPANY NAME: **Pool and Landscape Design Studio**

8435 Burnet Ave., Unit 201 North Hills, CA 91343 Tel: (818) 830 2090

CLIENT NAME: HSHUEH RESIDENCE

ADDRESS: 1907 PECK RD. NONROVA, CA

TEL: 626 387 3788

DRAWN BY: LINH

SCALE: 1/8" = 1' - 0"

DATE: 01-10-12

REVISION: DATE:

REVISION: DATE:

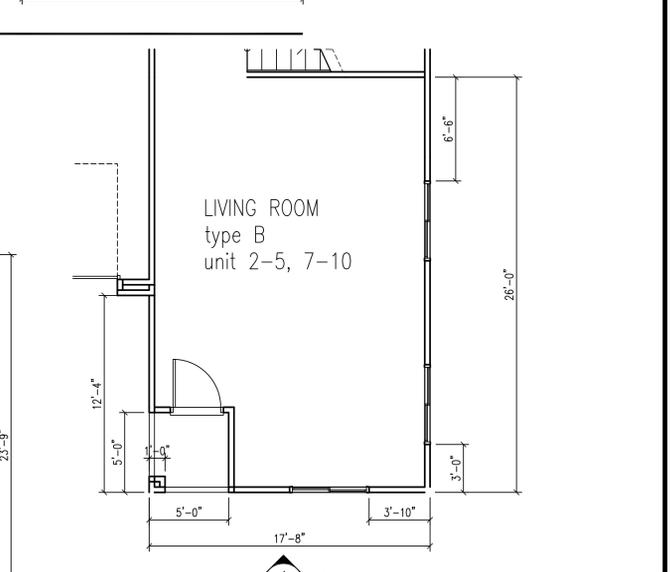
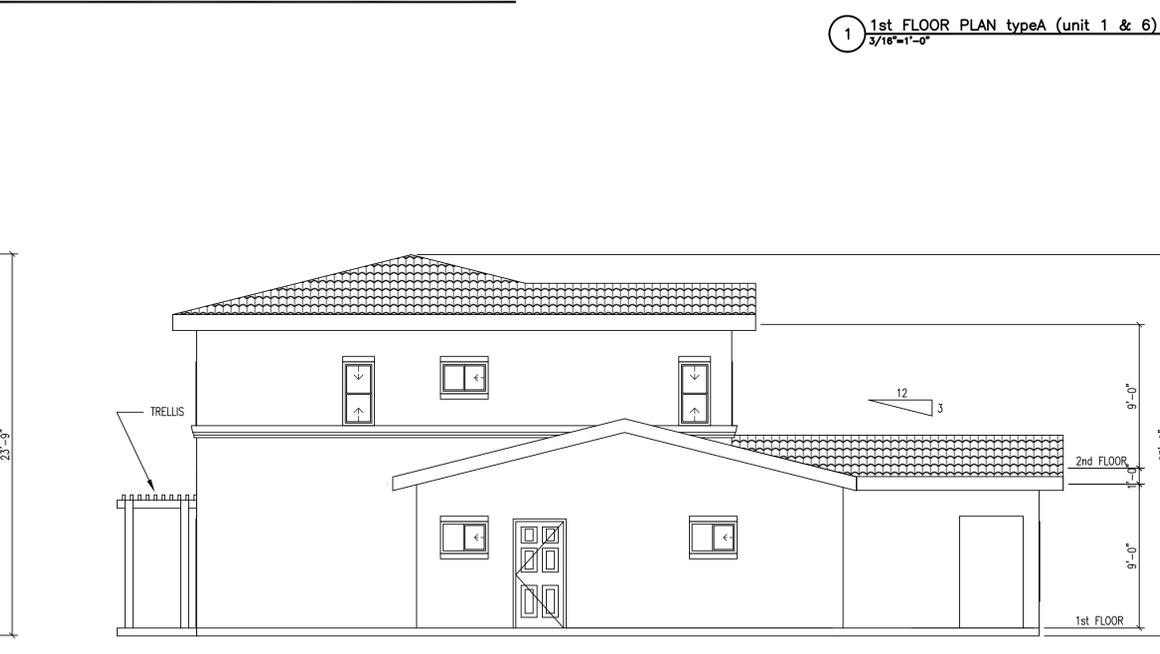
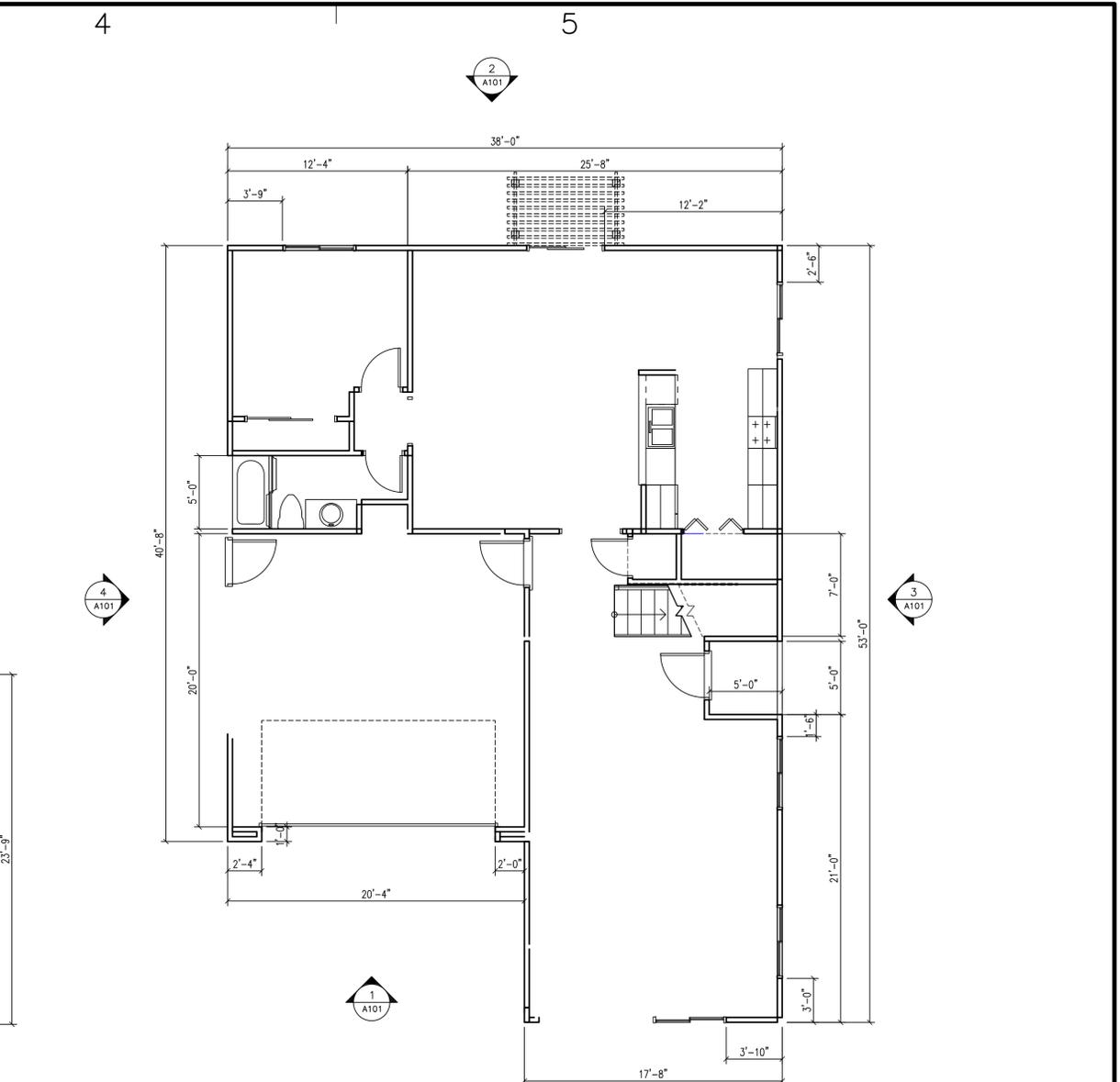
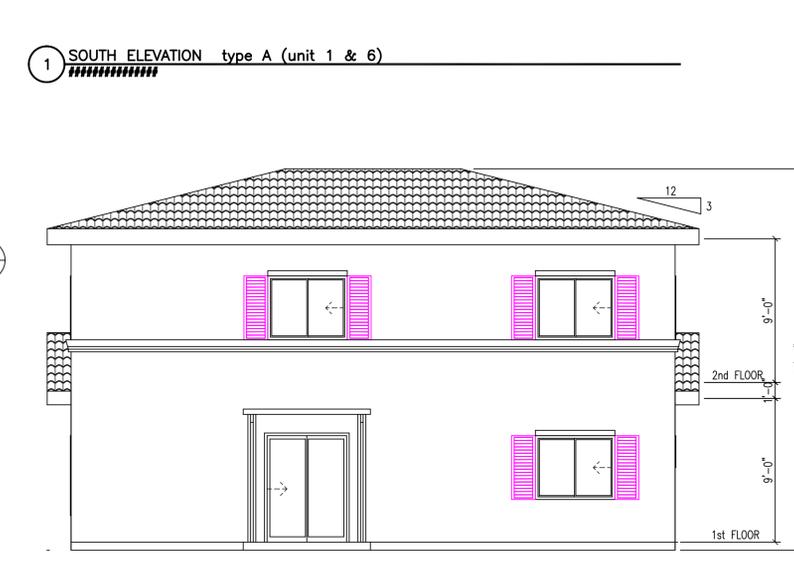
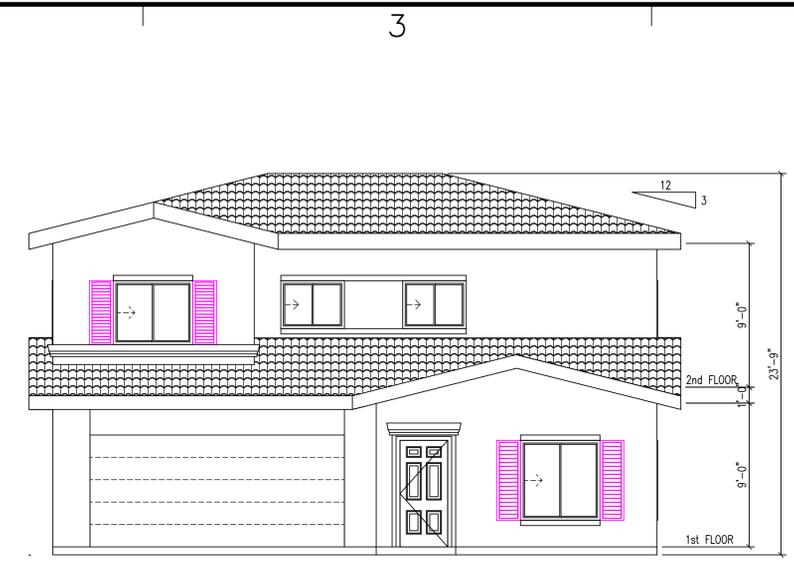
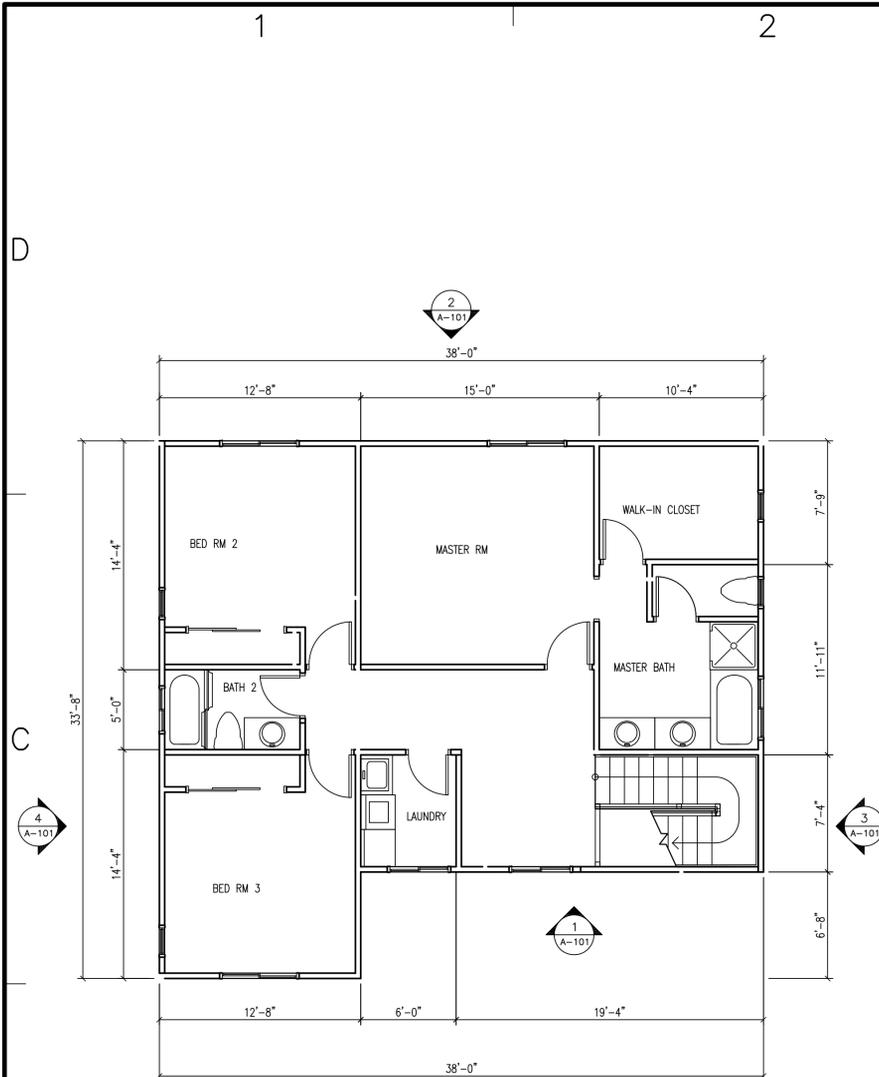
REVISION: DATE:

REVISION: DATE:

PAGE **E-1**



FRONT ELEVATION



PROJECT ADDRESS: 1907 PECK RD. MONROVA  
SHEET TITLE

**FLOOR PLANS & ELEVATIONS**

A-101  
SHEET - OF -