

Regional Planning Commission Transmittal Checklist

Hearing Date
02/18/2015
Agenda Item No.
8

Project Number: R2013-02494-(1)
Case(s): Tentative Tract Map No. 072444
Site Plan Review No. 201500043
Environmental Assessment No. 201300207
Planner: Tyler Montgomery

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Subdivision Committee Report (12/11/15 Map Date)

Reviewed By: Nooshi Paidar



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

PROJECT NUMBER

R2013-02494-(1)

HEARING DATE

02/18/2015

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072444
 Site Plan Review No. 201500043
 Environmental Assessment No. 201300207

PROJECT SUMMARY

OWNER / APPLICANT

Joey and Janice Wilkins

MAP/EXHIBIT DATE

12/11/14

PROJECT OVERVIEW

A Tentative Tract Map to create one residential lot with 10 detached condominium units. The units would be accessed by private driveways from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east. The applicant also requests a yard modification to permit a front-yard setback of 10 feet rather than the required 20 feet, a rear-yard setback of 5 feet rather than the required 15 feet, and a corner side-yard setback of 5 feet rather than the required 10 feet.

LOCATION

5755 North Barranca Avenue, Azusa (Covina Islands)

ACCESS

Traymore Avenue, Barranca Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8629-019-029

SITE AREA

1.67 gross (1.38 net) Acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

Azusa-Glendora

LAND USE DESIGNATION

Low Density Residential (1-6 dwelling units/gross acre)

ZONE

R-A-6000 (Residential-Agricultural—6,000-square-foot Minimum Required Lot Area)

PROPOSED UNITS

10 units (6 DU/AC)

MAX DENSITY/UNITS

10 units (6 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Subdivision Map Act
- Consistency with Title 21 of the Los Angeles County Code and the Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1696 (Director's Review Burden of Proof Requirements)
 - 22.20.450 (R-A Zone Development Standards)

CASE PLANNER:

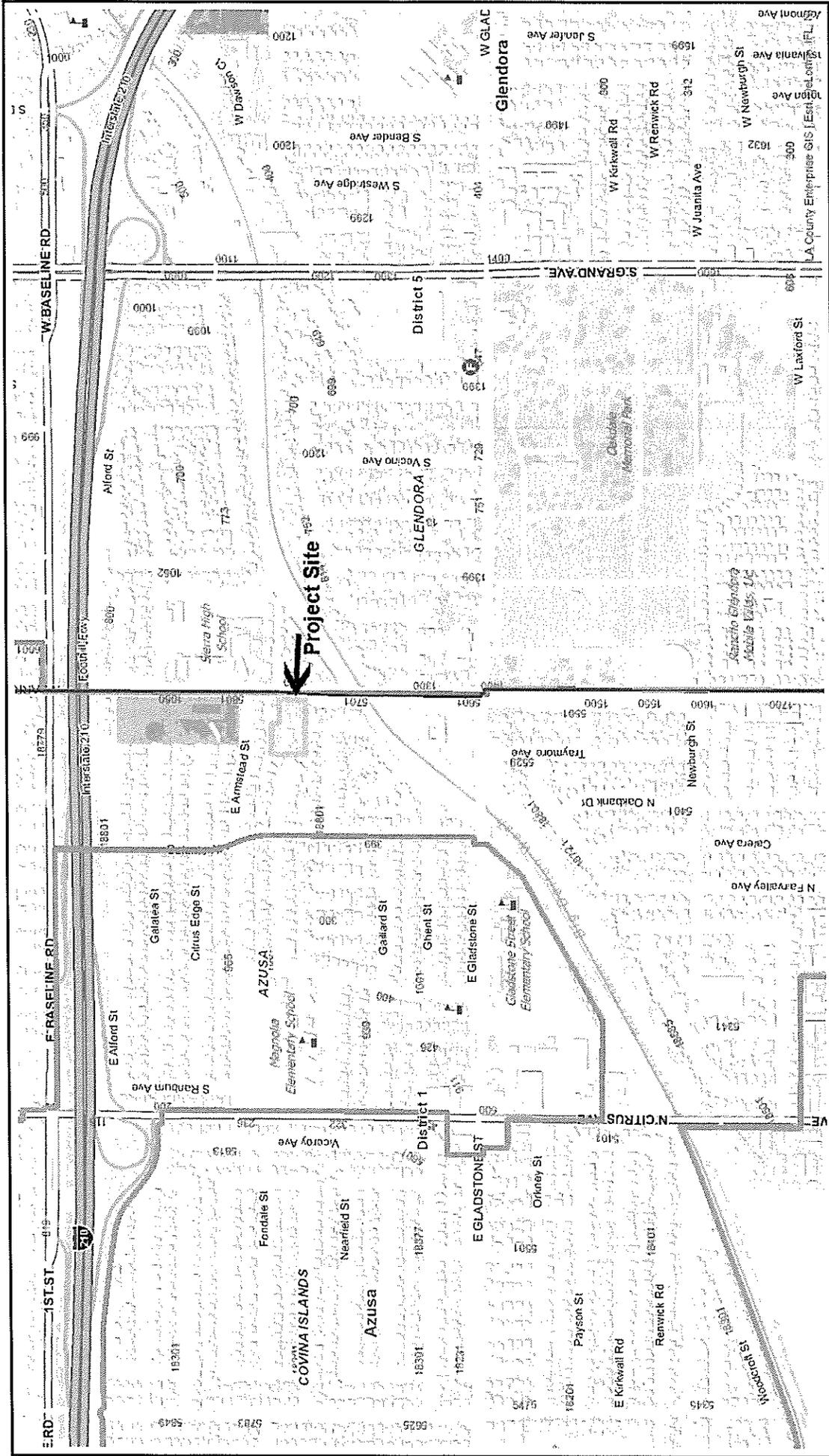
Tyler Montgomery

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(213) 974-6433

E-MAIL ADDRESS:

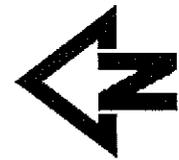
tmontgomery@planning.lacounty.gov



Project R2013-02494-(1)

Vicinity Map

Printed: Feb 05, 2015



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ENTITLEMENTS REQUESTED

- Tentative tract map to create 10 detached residential condominium units on 1.67 gross (1.38 net) acres, pursuant to County Code Section 21.38.010.
- Director's Review for a yard modification, pursuant to County Code Section 22.48.180, to permit reduced front-yard, side-yard, and rear-yard setbacks for the proposed condominium structures. This is a discretionary entitlement associated with Site Plan Review No. 201500043. Pursuant to County Code Section 22.56.1700, a Director's Review may be evaluated with a related permit requiring public hearing.

PROJECT DESCRIPTION

The applicants, Joey and Janice Wilkins, request a tentative tract map to create one residential lot with 10 detached condominium units. The units would be accessed by a private driveway and fire lane from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east. The applicant also requests a yard modification to permit a front-yard setback of 10 feet rather than the required 20 feet, a rear-yard setback of 5 feet rather than the required 15 feet, and a corner side-yard setback of 5 feet rather than the required 10 feet.

EXISTING ZONING

The project site is zoned R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area). Properties to the north, south, and west are also zoned R-A-6000, while the City of Glendora is located immediately to the east, across Barranca Avenue.

EXISTING LAND USE

The subject property is a vacant lot, although it was previously developed with a single-family residence and a small orchard. It is surrounded by single-family residences to the north, south, and west, and townhomes and a high school to the east, across Barranca Avenue in the City of Glendora. A County-maintained public park (Dalton Park) is located approximately 270 feet to the north. Vegetation on the project site consists of numerous fruit trees.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning prepared a Negative Declaration as the appropriate environmental documentation under California Environmental Quality Act ("CEQA") reporting requirements. The attached Initial Study has determined that the project, as proposed, would not have a significant effect upon the environment. The Negative Declaration has been circulated to all relevant County agencies as well as the California Department of Fish and Wildlife ("CDFW") and the U.S. Fish and Wildlife Service ("USFWS"). All comments received by these agencies were incorporated into

the final document. Therefore, Regional Planning staff recommends that the Commission adopt the proposed Negative Declaration.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Countywide Land Use Plan designates the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 10 units on the 1.67-acre site, which is what is proposed by the applicant. The site's proposed use as single-family residences is also consistent with the residential classification of the Plan.

The following policies of the Los Angeles Countywide General Plan are also applicable:

General Goals and Policies

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" (Page G-14).
- "Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas" (Page G-14).

Housing and Community Development

- "Promote the provision of an adequate supply of housing by location, type and price" (Page G-16).

Zoning Ordinance and Development Standards Compliance

Permitted Uses:

The project site is located in the R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. Single-family residences are permitted by right within this zone.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage, and nine units provide for the possibility of an additional one-car garage, if desired. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. The applicant proposes three guest parking spaces—one of which would be reserved for the handicapped—which than satisfies this requirement.

Yard/Setback Requirements:

Pursuant to Section 22.20.450 of the County Code, lots in the R-A Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, side-yard setbacks of five feet, and corner side-yard setbacks of 10 feet. Although the development would take access from Traymore Avenue, the irregular shape of the lot

means that its front yard would be considered to face Barranca Avenue. Therefore, the applicant is requesting a yard modification for a reduced front-yard setback from 20 feet to 10 feet, a reduced rear-yard setback from 15 feet to five feet, and a reduced corner side yard (adjacent to the Traymore Avenue cul-de-sac) from 10 feet to five feet.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

Site Visit

Regional Planning staff visited the site in November of 2014. Staff confirmed that the site is currently vacant, as all previously existing structures on the site had been demolished. The site was also well maintained and free of trash and debris.

Burden of Proof

While a Tentative Tract Map does not have a specified burden of proof that must be met, the requested yard modification—a discretionary Director's Review—must meet the following burden of proof requirements:

- 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 Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area, and;
- When considered on the basis of the suitability of the site for the particular use or development intended, the project is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice, and;
- The proposed project at the location proposed is suitable from the standpoint of functional developmental design.

Neighborhood Impact/Land Use Compatibility

The proposed development is compatible with the allowed dwelling unit density of the site in the Los Angeles County General Plan. The subject property is surrounded by compatible residential uses and has access to a County maintained street. Although vehicular access to the project would be from an extension of Traymore Avenue, a gated walkway would provide pedestrian and bicycle access from Barranca Avenue to the east. In addition, the termination of Traymore Avenue, which would be moved northward, would be redeveloped as a cul-de-sac meeting current Public Works standards. The proposed private driveway and fire lane would provide pedestrian and vehicular access to the residences from both adjacent streets and be maintained by a future homeowners' association.

The 10 proposed single-family lots would be similar in size to many surrounding residences, and the project site would provide a net area of approximately 6,000 square feet per dwelling unit, which is similar to the lot sizes of many nearby properties.

The existing irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development results in a compelling reason for reduced setbacks for the project. Although the primary access to the site would be an extension of Traymore Avenue from the south, the site's irregular shape means that its front yard is considered to face Barranca Avenue. As a result, the applicant is requesting a yard modification to develop setbacks more in keeping with residences facing Traymore Avenue. This would result in a south-facing front yard setback of 20 feet, a north-facing rear yard setback of 15 feet, a west-facing side yard setback of five feet, and an east-facing corner side yard setback of 10 feet. Staff believes that this modification is appropriate for the site, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. Shopping and employment opportunities are available to the south of the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted by the Subdivision Committee on January 8, 2015 for the tentative map dated December 11, 2014, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, project site posting, library posting, and DRP website posting. A total of 443 notices were sent to surrounding property owners, and hearing materials were sent to the Charter Oak County Library.

PUBLIC COMMENTS

Staff received one letter from an area resident, Ms. Jo Garrison, in support of the project (attached). Ms. Garrison stated that the project would benefit the community by providing more local housing, increasing property values, and creating jobs.

Staff also received one telephone call from an area resident, Ms. Diana Soto, in opposition to the project. She stated that the existing paved portions of Traymore Avenue and Nearfield Street were too narrow to accommodate the additional traffic that

would be generated by the project, and that vehicular access to the site should be from Barranca Avenue.

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 R2013-02494: Tentative Tract Map No. 072444 and Site Plan Review No. 201500043, subject to the attached conditions.

SUGGESTED APPROVAL ACTIONS:

I move that the Regional Planning Commission close the public hearing and **ADOPT** the Negative Declaration associated with Environmental Assessment No. 201300207.

I move that the Regional Planning Commission **APPROVE** Tentative Tract Map No. 072444 and Site Plan Review No. 201500043, subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions

Attachments:
Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (Map Dated 12/11/14)
Letter of support (01/21/15)
GIS Map
Site photos

NP:TM
02/05/15

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02494-(1)
TENTATIVE TRACT MAP NO. 072444
SITE PLAN REVIEW NO. 201500043
ENVIRONMENTAL ASSESSMENT NO. 201300207**

1. **PROCEEDINGS BEFORE THE COMMISSION.**
2. **ENTITLEMENT(S) REQUESTED.** The applicants, Joey and Janice Wilkins, are requesting a tentative tract map (“TTM”) to create 10 detached residential condominium units on 1.67 gross (1.38 net) acres, pursuant to County Code Section 21.38.010. The applicant is also requesting a Director’s Review for a yard modification, pursuant to County Code Section 22.48.180, to permit reduced front-yard, side-yard, and rear-yard setbacks for the proposed condominium structures.
3. **PROJECT DESCRIPTION.** The project would create one residential lot with 10 detached condominium units. The units would be accessed by a private driveway and fire lane from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east. The applicant also requests a yard modification to permit a front-yard setback of 10 feet rather than the required 20 feet, a rear-yard setback of 5 feet rather than the required 15 feet, and a corner side-yard setback of 5 feet rather than the required 10 feet.
4. **LOCATION.** The project site is located at 5755 North Barranca Avenue in the Community of Covina Islands.
5. **EXISTING ZONING.** The project site is located in Zone R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area).
6. **EXISTING LAND USES.** The subject property is a vacant lot, although it was previously developed with a single-family residence and a small orchard. It is surrounded by single-family residences to the north, south, and west, and townhomes and a high school to the east, across Barranca Avenue in the City of Glendora. A County-maintained public park (Dalton Park), is located approximately 270 feet to the north. Vegetation on the project site consists of numerous fruit trees.
7. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The Countywide Land Use Plan designates the project site as Low Density Residential (1-6 dwelling units per gross acre). This would allow for a maximum of 10 units on the 1.67-acre site, which is what is proposed by the applicant. The site’s proposed use as single-family residences is also consistent with the residential classification of the Plan.
8. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**
Permitted Uses:

The project site is located in the R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. Single-family residences are permitted by right within this zone.

Parking:

Section 22.52.1180 of the County Code requires that each single-family residence provide two covered parking spaces. In this case, each proposed residence includes an attached two-car garage, and nine units provide for the possibility of an additional one-car garage, if desired. This section of the Code also requires that guest parking spaces be provided for condominium developments containing 10 or more units at a rate of one space per four units. The applicant proposes three guest parking spaces—one of which would be reserved for the handicapped—which satisfies this requirement.

Yard/Setback Requirements:

Pursuant to Section 22.20.450 of the County Code, lots in the R-A Zone are required to maintain front-yard setbacks of 20 feet, rear-yard setbacks of 15 feet, side-yard setbacks of five feet, and corner side-yard setbacks of 10 feet. Although the development would take access from Traymore Avenue, the irregular shape of the lot means that its front yard would be considered to face Barranca Avenue. Therefore, the applicant is requesting a yard modification for a reduced front-yard setback from 20 feet to 10 feet, a reduced rear-yard setback from 15 feet to five feet, and a reduced corner side yard (adjacent to the Traymore Avenue cul-de-sac) from 10 feet to five feet.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

All other applicable development standards of Titles 21 and 22 of the County Code would be met by the proposed project.

9. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed development is compatible with the allowed dwelling unit density of the site in the Los Angeles County General Plan. The subject property is surrounded by compatible residential uses and has access to a County maintained street. Although vehicular access to the project would be from an extension of Traymore Avenue, a gated walkway would provide pedestrian and bicycle access from Barranca Avenue to the east. In addition, the termination of Traymore Avenue, which would be moved northward, would be redeveloped as a cul-de-sac meeting current Public Works standards. The proposed private driveway and fire lane would provide pedestrian and vehicular access to the residences from both adjacent streets and be maintained by a future homeowners' association.

The 10 proposed single-family lots would be similar in size to many surrounding residences, and the project site would provide a net area of approximately 6,000

square feet per dwelling unit, which is similar to the lot sizes of many nearby properties.

The existing irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development, results in a compelling reason for reduced setbacks for the project. Although the primary access to the site would be an extension of Traymore Avenue from the south, the site's irregular shape means that its front yard is considered to face Barranca Avenue. As a result, the applicant is requesting a yard modification to develop setbacks more in keeping with residences facing Traymore Avenue. This would result in a south-facing front yard setback of 20 feet, a north-facing rear yard setback of 15 feet, a west-facing side yard setback of five feet, and an east-facing corner side yard setback of 10 feet. Staff believes that this modification is appropriate for the site, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway.

No degradation of natural features will occur, as the subject property is an infill site located in an urbanized area, and no sensitive resources are located on the site. Shopping and employment opportunities are available to the south of the subject property.

10. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and tentative map dated December 11, 2014.
11. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.
12. **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.
13. **PUBLIC COMMENTS.** The Commission received one letter from an area resident in support of the project and one telephone call from an area resident in opposition to the project.

LAND DIVISIONS - SPECIFIC FINDINGS

14. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposal for the creation of 10 single-family residential units would be consistent with the surrounding area, which contains mostly single-family residences.

15. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is relatively level and is served by adequate road and utility infrastructure.
16. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
17. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately provided.
18. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
19. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
20. **RIGHTS-OF-WAY/EASEMENTS.** 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. Adequate access to all units will be provided by the private driveway and fire lane, and the public health, safety and general welfare will not be adversely affected thereby.
21. **WATERCOURSE IMPACT.** 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.
22. **HOUSING/EMPLOYMENT NEEDS.** 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.

DIRECTOR'S REVIEW - SPECIFIC FINDINGS

23. **DEVELOPMENT STANDARDS.** 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 Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Subdivision and Zoning Codes, and those deviations that would be granted by the yard modification would be appropriate due to the irregular shape and street frontages of the project site.
24. **SITE SUITABILITY.** When considered on the basis of the suitability of the site for the particular use or development intended, the project is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice. The irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development results in a compelling reason for reduced setbacks for the project. Although the primary access to the site would be an extension of Traymore Avenue from the south, the site's irregular shape means that its front yard is considered to face Barranca Avenue. This modification is appropriate for the site and would result in good zoning practice, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway. Bicyclists and pedestrians would also be convenience by the project's pedestrian access to both adjacent streets.
25. **FUNCTIONAL DEVELOPMENT DESIGN.** The proposed project at the location proposed is suitable from the standpoint of functional developmental design. The irregular shape of the site and the requirement to dedicate additional land for cul-de-sac development results in a compelling reason for reduced setbacks for the project, as a 20-foot front-yard setback is more likely to benefit the many residences facing Traymore Avenue, a two-lane cul-de-sac, than the one adjacent residence facing Barranca Avenue, a four-lane highway.

ENVIRONMENTAL DETERMINATION

26. **DETERMINATION.** The project qualifies for a Negative Declaration, as the Initial Study associated with Environmental Assessment No. 201300207 demonstrates that the project will not have a significant impact on the environment, pursuant to CEQA Guidelines.

27. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative tract map and housing permit, as set forth in the Los Angeles County General Plan.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning commission certifies that the Negative Declaration for the Project, associated with Environmental Assessment No. 201300207, was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determines that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and.
2. In view of the findings of fact and conclusions presented above, Tentative Tract Map No. 072444 and Site Plan Review No. 201500043 are **APPROVED**, subject to the attached conditions.

ACTION DATE:

Vote:

Yes:

No:

Absent:

NP:TM

02/05/15

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02494-(1)
TENTATIVE TRACT MAP NO. 072444
SITE PLAN REVIEW NO. 201500043
ENVIRONMENTAL ASSESSMENT NO. 201300207**

PROJECT DESCRIPTION

The project is a subdivision to create 10 detached residential condominium units on 1.67 gross (1.38 net) acres and a yard modification to allow reduced front-yard, rear-yard, and side-yard setbacks, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that the subject vesting tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. Within three (3) days of the date of final approval of this grant, the permittee 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 permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.00 (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Los Angeles County Fire 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 and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
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 permittee 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.

PERMIT SPECIFIC CONDITIONS – TENTATIVE TRACT MAP

18. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
19. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report (tentative map dated

December 11, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

20. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 11, 2014, or an amended exhibit map approved by the Director of the Department of Regional Planning ("Director").
21. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&R's) to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
22. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the driveway, parking lot, and common areas, to the satisfaction of the Director.
23. Prior to obtaining final map approval, the subdivider shall record a covenant reserving reciprocal easements for ingress and egress over the common driveway and fire lane lot for the benefit of the lots served. Provide a copy of the document to be recorded to Regional Planning for review prior to final map approval.
24. The subdivider shall plant at least six (6) trees of a non-invasive species within the yard adjacent to Barranca Avenue. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Director to ensure the planting of the required trees.

PERMIT SPECIFIC CONDITIONS – DIRECTOR'S REVIEW

25. In accordance with the granting of a Director's Review for a yard modification (associated with Site Plan Review No. 201500043), the permittee shall maintain a minimum front-yard setback (facing Barranca Avenue) of 10 feet, a minimum rear-yard setback of five feet, and a minimum corner side-yard setback (adjacent to Traymore Avenue) of five feet.

Attachments:

Subdivision Committee Report (tentative map dated 12-11-14)

NP:TM
02/05/15



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

PROJECT NUMBER

R2013-02494-(5)

HEARING DATE

02-18-2015

REQUESTED ENTITLEMENTS

Tentative Tract Map No.072444
Environmental Assessment No. 201300207

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Joey and Janice Wilkins

**MAP/EXHIBIT
DATE:**

12-11-14

**SCM REPORT
DATE:**

01-06-15

SCM DATE:

01-08-15
(Reports Only)

PROJECT OVERVIEW

A Tentative Tract Map to create one residential lot with 10 detached condominium units. The units would be accessed by private driveways from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revision (3rd):

LOCATION

5755 North Barranca Avenue, Azusa (Covina Islands)

ACCESS

Traymore Avenue, Barranca Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8629-019-029

SITE AREA

1.67 gross (1.38 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

AZUSA-GLENDORA

SUP DISTRICT

5th

LAND USE DESIGNATION

Low Density Residential (1-6 dwelling units/acre)

ZONE

R-A-6,000 (Residential-Agricultural-6,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS
(DU/AC)**

10 units (6du/ac)

**MAX DENSITY/UNITS
(DU/AC)**

10 (6du/ac)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5121 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

The following reports consisting of 11 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 12-11-2014
EXHIBIT MAP DATED 12-11-2014

16. 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.

HCW
JC
Prepared by John Chin
tr072444L-rev3 doc
<http://planning.lacounty.gov/case/view/r2013-02494/>

Phone (626) 458-4918

Date 01-05-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

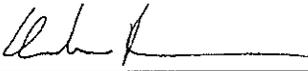
TRACT NO.: 072444

TENTATIVE MAP DATE: 12/11/2014
EXHIBIT MAP DATE: 12/11/2014

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

1. Comply with the requirements of the Hydrology Study, which was conceptually approved on 09/16/2014 to the satisfaction of the Department of Public Works.

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

Name  Date 12/31/2014 Phone (626) 458-4921
Andrew Ross

PCA L72444TT/A867
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map 72444 Tentative Map Dated 12/11/14 Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 2.750 yd³ Location Azusa APN _____
Geologist --- Subdivider James Moran Jr.
Soils Engineer --- Engineer/Arch. Forsight Engineering Inc.

Review of:
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map does *not* need to be reviewed by GMED.
- G2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 1/5/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmed/survey>
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmpubl\Development Review\Combined Reviews\Tracts and Parcels\TR 072444, Azusa, TTM-A_4.docx

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
 - 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 Wildlife, 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, 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 N. Said  Date 12-30-2014 Phone (626) 458-4921
P:\idpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072444\GP 072444\2014-12-17 TTR 072444 SUBMITTAL

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

1. Dedicate right of way 30 feet from the centerline on Traymore Avenue to the satisfaction of Public Works.
2. Construct turnaround commensurate with a 60 feet right- of- way at the terminus of Traymore Avenue to the satisfaction of Public Works and Caltrans.
3. Construct road improvements on Traymore Avenue and Baranca Avenue to include curb and gutter, sidewalk and drainage improvements to the satisfaction of Public Works.
4. Construct sidewalk (next to the property line) along the property frontage on Traymore Avenue to the satisfaction of Public Works.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Baranca Avenue.
7. Plant street trees along the property frontage on Traymore Avenue and Baranca Avenue to the satisfaction of Public Works.
8. The typical sections shown are not necessarily approved.
9. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Install postal delivery receptacles in groups to serve two or more residential units.

12. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Baranca Avenue and Traymore Avenue along the property frontage to the satisfaction of Public Works or as modified by Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Street Lighting plans cannot be approved prior to completion of the annexation process. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the project and will be made a condition of approval to be in place for each phase.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.



Prepared by Sam Richards
tr 072444r-rev3

Phone (626) 458-4921

Date 01-05-2015

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. A sewer area study for the proposed subdivision (PC12197AS, dated 04-15-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection 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 from the date of sewer area study approval. 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.
3. 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.
4. Outlet approval from the City of Glendora and the City of Azusa will be required.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Vilong Truong
tr72444s-rev3.doc

Phone (626) 458-4921

Date 12-29-2014

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. The applicant shall comply with the requirements as indicated on the attached letter dated 3-5-2014 from the Azusa Light and Water District to the satisfaction of Public Works.
4. Submit landscape and irrigation plans with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

Prepared by Vilong Truong
tr72444w-rev3.doc

Phone (626) 458-4921

Date 12-29-2014



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 72444

MAP DATE: December 11, 2014

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an "all weather" access surface to be clear to sky.
2. A reciprocal access agreement is required for the portion of the private driveway being shared by the future homes. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The on-site private driveways and fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The private driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

Reviewed by: Juan Padilla

Date: January 6, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72444

MAP DATE: December 11, 2014

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

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow tests performed by Azusa Light and Water dated 11-19-13, the existing fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
2. Install 1 public fire hydrant as required by the Azusa Light and Water and noted on the Exhibit Map.
3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
4. The required fire flow from the public fire hydrant for this development is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

Reviewed by: Juan Padilla

Date: January 6, 2015



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 72444

MAP DATE: December 11, 2014

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

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



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



PARK OBLIGATION REPORT

Tentative Map #	72444	DRP Map Date: 12/11/2014	SCM Date: / /	Report Date: 01/06/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.08
IN-LIEU FEES:	\$21,116

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$21,116 in-lieu fees.

Trails:

No trails.

Comments:

Proposing 10 detached condominium units with three existing single family units to be removed.

***Advisory:

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

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

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

By: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72444	DRP Map Date: 12/11/2014	SMC Date: / /	Report Date: 01/06/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: REV. (REV RECD)

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

(P)people 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	4.04	0.0030	7	0.08
M.F. < 5 Units	3.14	0.0030	0	0.00
M.F. >= 5 Units	3.10	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.08

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$263,946	\$21,116

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.08	0.00	0.00	0.08	\$263,946	\$21,116



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

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

ANGELO J. BELLOMO, REHS, QEP
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BOARD OF SUPERVISORS

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Fifth District

December 18, 2014

Tentative Tract Map No. 072444

Vicinity: Azusa

Tentative Tract Map Date: December 11, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072444** based on the use of public water (Azusa Light and Water) and public sewer (Los Angeles County Sanitation District) as proposed. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA 
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
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TEL (626) 430-5382 • FAX (626) 813-3016

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



Project title: Tentative Tract Map No. 072444, RPP 201500043, RENV 201300207

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

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

Project sponsor's name and address: Joey and Janice Wilkins, 620 Arrow Highway, La Verne CA 91753

Project location: 5755 North Barranca Avenue, Azusa (Covina Islands)

APN: 8629-019-029

USGS Quad: Baldwin Park

Gross Area: 1.67 acres

General Plan designation: "1"—Low Density Residential (1-6 dwelling units/acre)

Community/Area wide Plan designation: N/A

Zoning: R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area)

Description of project: A Tentative Tract Map to create one residential lot with 10 detached condominium units. The units would be accessed by private driveways from a new public cul-de-sac—an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east. A total of 5,750 cubic yards of grading are proposed (1,750 cut, 4,000 fill).

Surrounding land uses and setting: The subject property is a vacant lot in a relatively developed area, although it previously contained one single-family residence and appurtenant structures. It is surrounded by single-family residences to the north, south, and west, and townhomes and a public school to the east, across Barranca Avenue. Big Dalton Wash, a concrete drainage channel, is located approximately 350 feet to the south. The project would take street access from a new public cul-de-sac—an extension of Traymore Avenue, which currently dead-ends at the southern boundary of the property. Gated pedestrian access to Barranca Avenue—a four-lane thoroughfare to the east—would also be provided. Vegetation on the project site consists numerous avocado and fruit trees, all of which would be removed.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Works</u>	<u>Building and grading permits, public street extension</u>

Major projects in the area:

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

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Other

Regional Significance

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

Trustee Agencies

- U.S. Fish and Wildlife Service
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

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

Signature (Prepared by)

02-05-15

Date

Naschi Pavidar

Signature (Approved by)

2/5/15

Date

1. AESTHETICS

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

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

The project site is immediately west of Leffingwell Road, which is not an officially designated scenic highway (Source: Scenic Highway Element of the General Plan). There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and creation of 10 detached condominiums from a level single-family lot will not adversely affect a scenic vista.

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

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

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

The residential development would be compatible with the residentially developed neighborhood and does not impact scenic resources. There are no oak trees on site. Vegetation on the project site consists of non-native fruit trees that were previously part of an orchard. No historic buildings exist on the site. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, site photos).

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

Single-family residential lots of a similar size and scale currently exist in all directions. The approval ensures consistency with applicable County zoning and General Plan standards and requirements.

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

Residences on the site would be required to conform to the height limits of the Zoning Ordinance, which allows a maximum height of 35 feet in the R-A Zone. No other significant generators of light or shadow are proposed.

2. AGRICULTURE / FOREST

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation). While there are avocado and fruit trees on the site, it has not actively been used for agriculture for many years.

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

Although the project site is currently zoned R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area), single-family residences are a permitted use within such zones. The project site is not designated as an Agricultural Opportunity Area or under a Williamson Act contract. While there are avocado and fruit trees on the site, it has not actively been used for agriculture for many years.

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

There is no forest land or timberland zoned Timberland Production within the vicinity of the project site.

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

There is no forest land within the vicinity of project site.

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

There is no forest land or farmland within the vicinity of the project site, and the project would not result in changes to the environment that would result in the loss of either type of land. While there are avocado and fruit trees on the site, it has not actively been used for agriculture for many years

3. AIR QUALITY

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing one existing residential lot 10 detached condominium units in the R-A (Residential-Agricultural) Zone. The project site is located within the South Coast Air Quality Management District (SCAQMD). The proposed project complies with the density requirements of the Community Plan and General Plan Housing Element. Therefore, the project will not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: "Nonattainment" for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); "Attainment" for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and "Unclassified" for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails subdividing one existing residential lot 10 detached condominium units in the R-A (Residential-Agricultural) Zone. The project will not violate any applicable federal or state air quality standard or projected air quality violation.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The subdivision of an existing residential lots into 10 detached condominiums, individually or cumulatively, will not exceed the SCAQMD Air Quality Significant Thresholds. There may be some increase in air pollutants during construction activities (dust, exhaust, etc.); however, this increase would be temporary in nature and would be required to meet construction standards of the Department of Public Works.

d) Expose sensitive receptors to substantial pollutant concentrations?

One sensitive use, a public school, is located within 600 feet of the project site. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

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

The proposed project of subdividing an existing single-family residential lot into 10 detached condominium units would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is relatively flat with some short grasses and several avocado and other non-native fruit trees. The proposed residential subdivision is located in an urbanized and developed area, and is not located in or near an identified sensitive environmental area, and should have less than significant impact. Nesting birds occur all over the county and the project shall be compliant with the California Department of Fish & Wildlife (CDFW) codes related to Nesting Birds. The only species of concern in the area identified by the California Natural Diversity Database (CNDDDB) is the western mastiff bat (*Eumops perotis californicus*), sightings of which were reported in the vicinity in 1964. This is listed as a “species of concern” by both CDFW and the U.S. Fish & Wildlife Service. However, this species is only known to nest in rock crevices and, occasionally, building crevices, neither of which are present on the site (Source: CDFW Wildlife Habitat Relationships System: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=2357>). Therefore, any bats on the site are likely to be transient.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain either Federal or State-protected wetlands or waters.

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

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

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

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

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

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

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

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

5. CULTURAL RESOURCES

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project site.

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

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

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

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

“Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

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

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

6. ENERGY

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

a) Conflict with Los Angeles County Green Building 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is subject to and shall be in compliance with the Los Angeles County Green Building ordinance requirements since a complete building permit application was not filed prior to January 1, 2009. The project is subject to all components of the Green Building Program: Green Building, Low-Impact Development, and Drought Tolerant Landscaping.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a negative declaration.

7. GEOLOGY AND SOILS

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located 1.25 miles to the southeast of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to greater potential adverse effects than any other site in Southern California (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located within a designated soil liquefaction area (Source: California Geological Survey).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located within any identified landslide zone. The project site is located approximately 2.25 miles south of the nearest identified landslide zone (Source: California Geological Survey).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within an urbanized area. The proposed project entails a subdivision of one existing residential lot into 10 detached residential condominiums. Thus, the proposed project should not cause substantial soil erosion or the loss of topsoil.

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

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

The project site is not located within a designated unstable geologic or soil unit (Source: California Department of Conservation). Structures would be required to comply with the Los Angeles County building codes, which includes construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

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

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

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

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

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

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

8. GREENHOUSE GAS EMISSIONS

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

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

The project entails a subdivision of one residential lot into 10 detached condominium units on 1.67 gross acres. Considering its relatively small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

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

The project entails a subdivision of one residential lot into 10 detached condominium units on 1.67 gross acres. Considering its relatively small scale and requirements by the County's Green Building Ordinance, it is not expected that the project will generate GhGs that may have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

9. HAZARDS AND HAZARDOUS MATERIALS

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

Would the project:

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

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

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

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

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

The subdivision of one single-family residential lot into 10 detached condominiums will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 500 feet of the project site.

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

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

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

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

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

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

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

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

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

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

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

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

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

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

The Fire Department has determined that the additional water system requirements will be required when the land is further subdivided and/or during the building permit process.

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

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

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

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The proposed project of a 10-unit residential condominium subdivision does not entail the regular use of large amounts any hazardous or highly flammable materials or substances.

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>
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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"/>
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The project site is connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site would be served by a public water system and would not make use of local groundwater.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of one residential lot into 10 detached condominium units on 1.67 gross acres. The site is relatively level and does not contain any existing drainage courses. The subdivision will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Any development of the residential lots will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of one residential lot into 10 detached condominium units on 1.67 gross acres. The site is relatively level and does not contain any existing drainage courses. The subdivision of the lot into 12 parcels will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. Any future development of the residential

lots will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

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

The construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

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

The construction of residences will be subject to the County's Low Impact Development to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

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

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

- h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SWRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf.

- 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)?

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

- j) Otherwise substantially degrade water quality?

The proposed subdivision will not otherwise substantially degrade water quality. The proposed project will be connected to the existing public water and sewer systems.

- 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?

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

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

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

- 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?

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

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

The project site is not located within a flood zone, landslide zone, or tsunami inundation zone. While the site is within a potential dam inundation area, so is nearly all of the San Gabriel Valley. The likelihood of a catastrophic failure of Big Dalton Dam resulting in harm to residents is remote enough so as to be less than significant.

11. LAND USE AND PLANNING

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

Would the project:

a) Physically divide an established community?

The proposed project entails subdividing an existing residential lot into 10 condominium units and would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid. A new connection between Barranca Avenue and Traymore Avenue would be provided through a gated pedestrian access way.

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

The proposed project entails subdividing an existing residential lot into 10 condominium units. The property has a land use category of Low Density Residential (1-6 dwelling units/gross acre) within the Countywide Land Use Plan. The land use designation indicates the project site is suitable for residential developments. The proposed project of 10 residential parcels on 1.67 gross acres (5.99 dwelling units/gross acre) is consistent with this category. Thus, the proposed project is consistent with the countywide General Plan in keeping with the established residential community character.

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

The property is zoned R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area). The proposed development of 10 single-family residences would be consistent with this zoning classification. The applicant is requesting to deviate from some of the R-A zone’s setback standards, as the Zoning Ordinance permits for certain irregularly shaped lots, which the project proposes to do.

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

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

12. MINERAL RESOURCES

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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

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

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

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project 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"/>
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The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site, freeway, etc.). The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project 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.

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"/>
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The project would not expose sensitive receptors or excessive noise levels. There is one sensitive receptor, a school, within 1,000 feet of the site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of an existing residential lot into 10 detached condominium units. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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amplified sound systems?

The project entails a subdivision of an existing residential lot into 10 detached condominium units. The project should not generate significant vehicle noise from traffic and parking. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by additional single-family residences would be similar to ambient noise levels in the area, which is developed with single-family residences at a similar density. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise. While there may be some increase in ambient noise during construction activities, these would be required to conform to the noise and timing requirements of the departments of Public Works and Public Health.

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

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

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

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

14. POPULATION AND HOUSING

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes 10 new detached residential condominiums. This development is consistent with the type of development existing in this area and will not induce substantial growth in the area.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is vacant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace any people, necessitating the construction of replacement housing elsewhere. The site is vacant.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not exceed official regional or local population projections. The proposed 10 new detached residential condominiums will not exceed this projection. The project is consistent with the density permitted by the General Plan Land Use Element and the General Plan Housing Element. The creation of 10 additional single-family residences should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#85) is approximately 2 miles to the east of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 5.4 miles to the west of the San Dimas Sheriff's Station. The proposed project will add new permanent residents to the project site but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Azusa Unified School District. Considering the scale of the project, the 10 new residential units are not expected to create a capacity problem for the School District. The project will be required to pay school impact fees to address this increase in population, at a rate to be determined by the school district.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest existing park, Dalton Park, is located approximately 300 feet to the north.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 10 residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the

project site and the surrounding community. The project site is approximately 2.4 miles to the northwest of the Charter Oak County Library.

Other public facilities?

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

16. RECREATION

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

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

17. TRANSPORTATION/TRAFFIC

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a subdivision of two existing residential lots into 10 detached residential condominiums. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW").

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project entails subdivision of two existing residential lots into 10 detached residential condominiums. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

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

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

The project site is not located along a route identified on the County's Bikeway Plan or Pedestrian Plan, nor is it located within a Transit Oriented District. The proposed project would not interfere with any designated bikeways, pedestrian, or transit facilities.

18. UTILITIES AND SERVICE SYSTEMS

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

Would the project:

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

The creation of 10 additional residential condominium units is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance.

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

The creation of 10 additional residential condominium units should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which has issued a "will serve" letter for the proposed subdivision.

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

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

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

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

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

The creation of 10 additional detached residential condominiums will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, any future construction will be subject to the Green Building Ordinance, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

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

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Due to the small scale of the proposed project, the proposal to subdivide the existing two lots into 10 residential condominiums should not significantly impact solid waste disposal capacity.

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

The project would be required to comply with federal, state, and local 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 solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all these areas.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density complies with the long-term General Plan and Zoning Ordinance. Therefore, the proposed project would have a less than significant impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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beings, either directly or indirectly?

The project entails a subdivision of one residential lot into 10 detached condominium units on 1.67 gross acres in an R-A-6000 (Residential Agricultural—6,000-square-foot Minimum Required Lot Area) zone. The proposed project would not threaten the health, safety or welfare of human beings. Therefore, the proposed project would have a less than significant impact on human beings.



1/21/15

Dear Mr./Ms. Montgomery:

I am in favor of the project: R2013-02494 (5), TR012444, RENV 201300207 for 10 condominium units, at 5755 N. Baranca Ave, Azusa within the Corona Islands Zoned District for the following reasons:

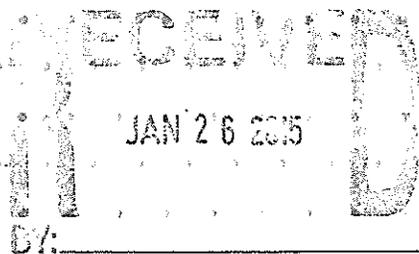
1. It provides more local housing, which we need.

2. It will increase the local population, which is good for business.

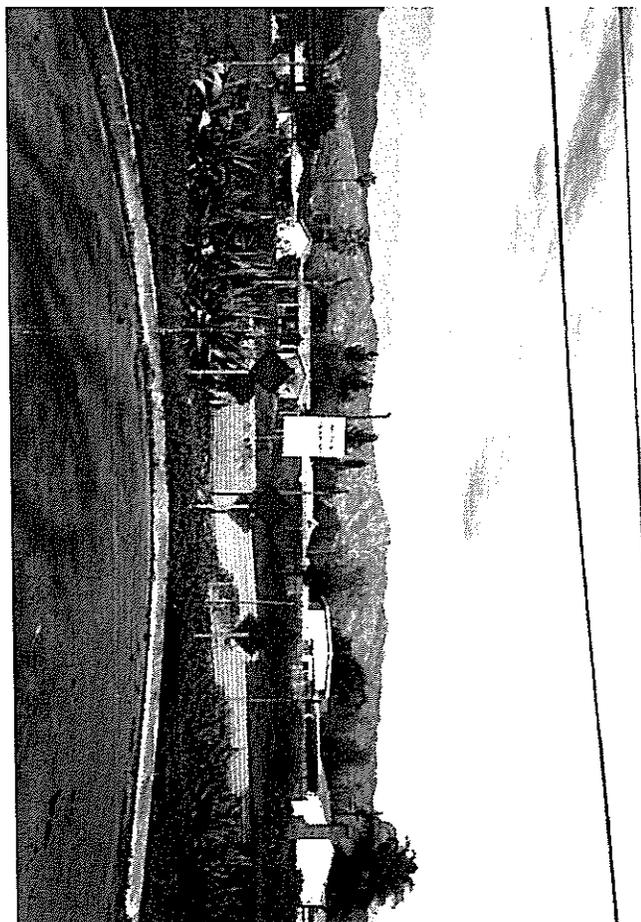
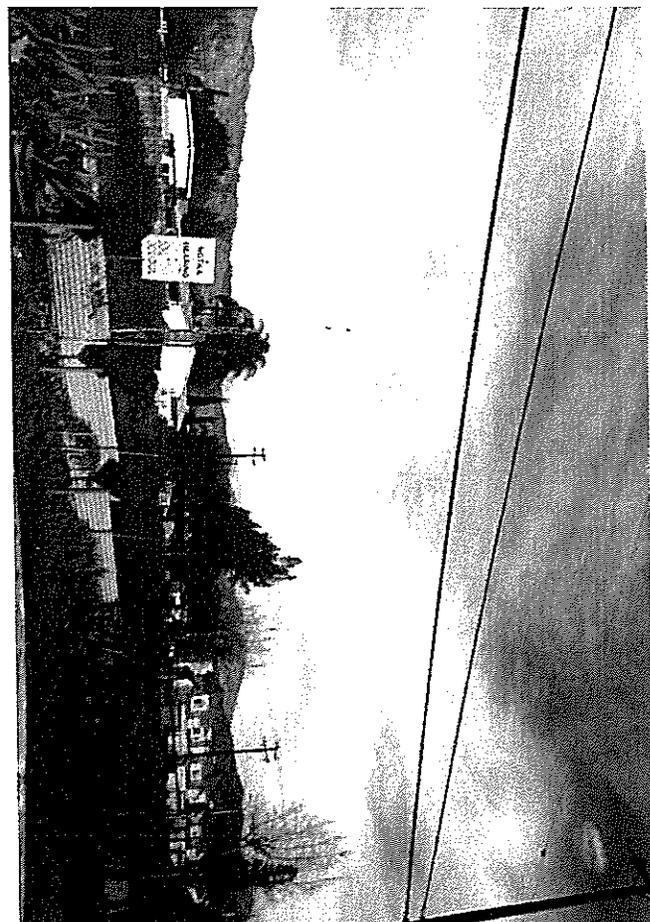
3. It increases access to the newly-extending railroad line that feeds into downtown jobs.

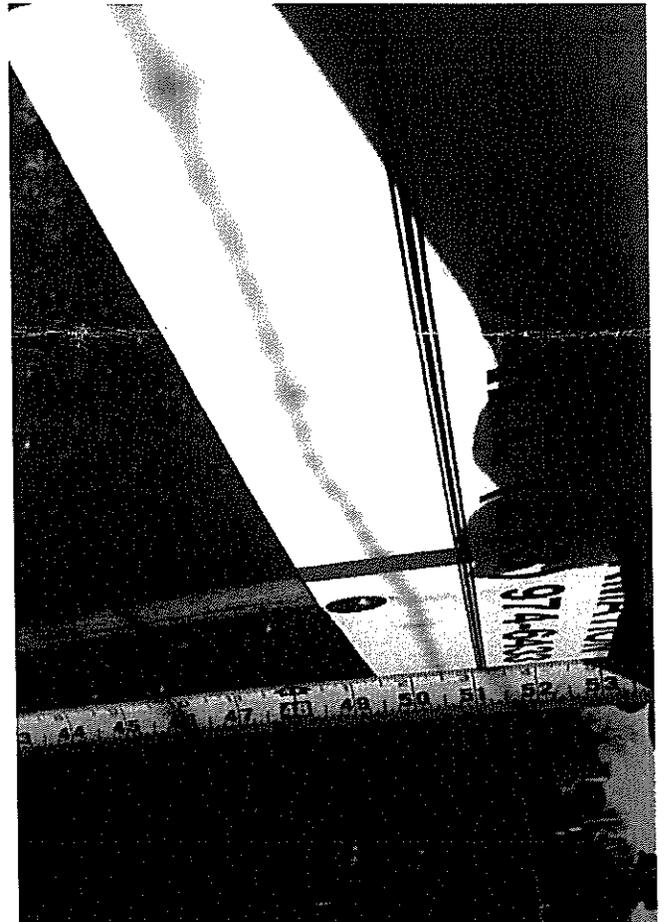
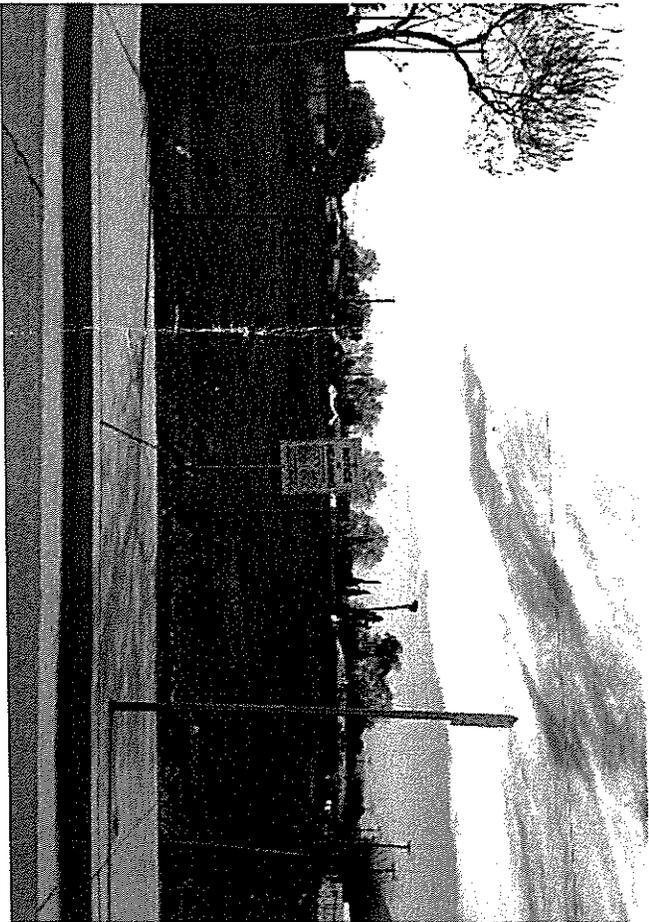
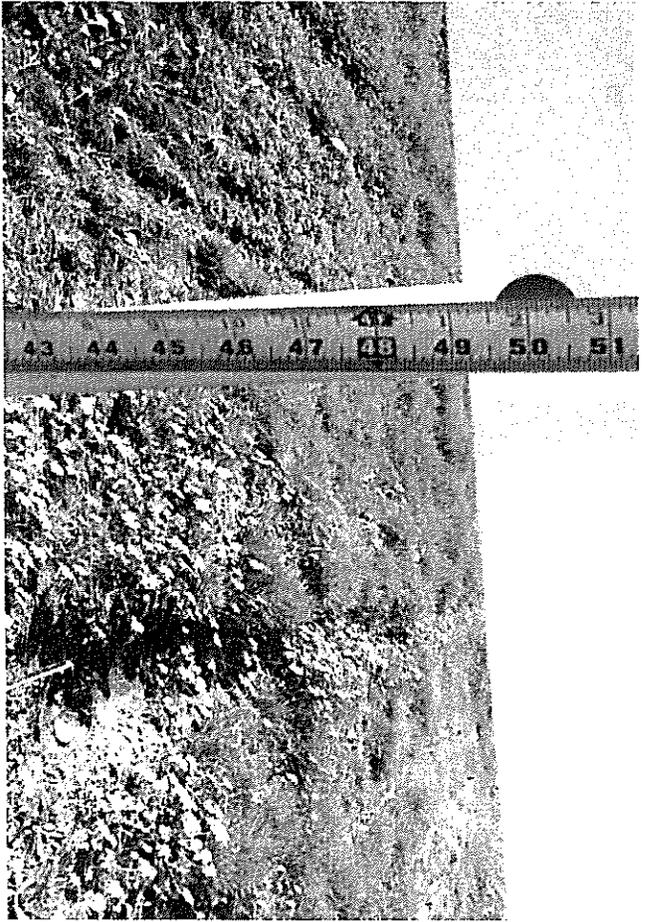
4. It will increase jobs for those who build the units.

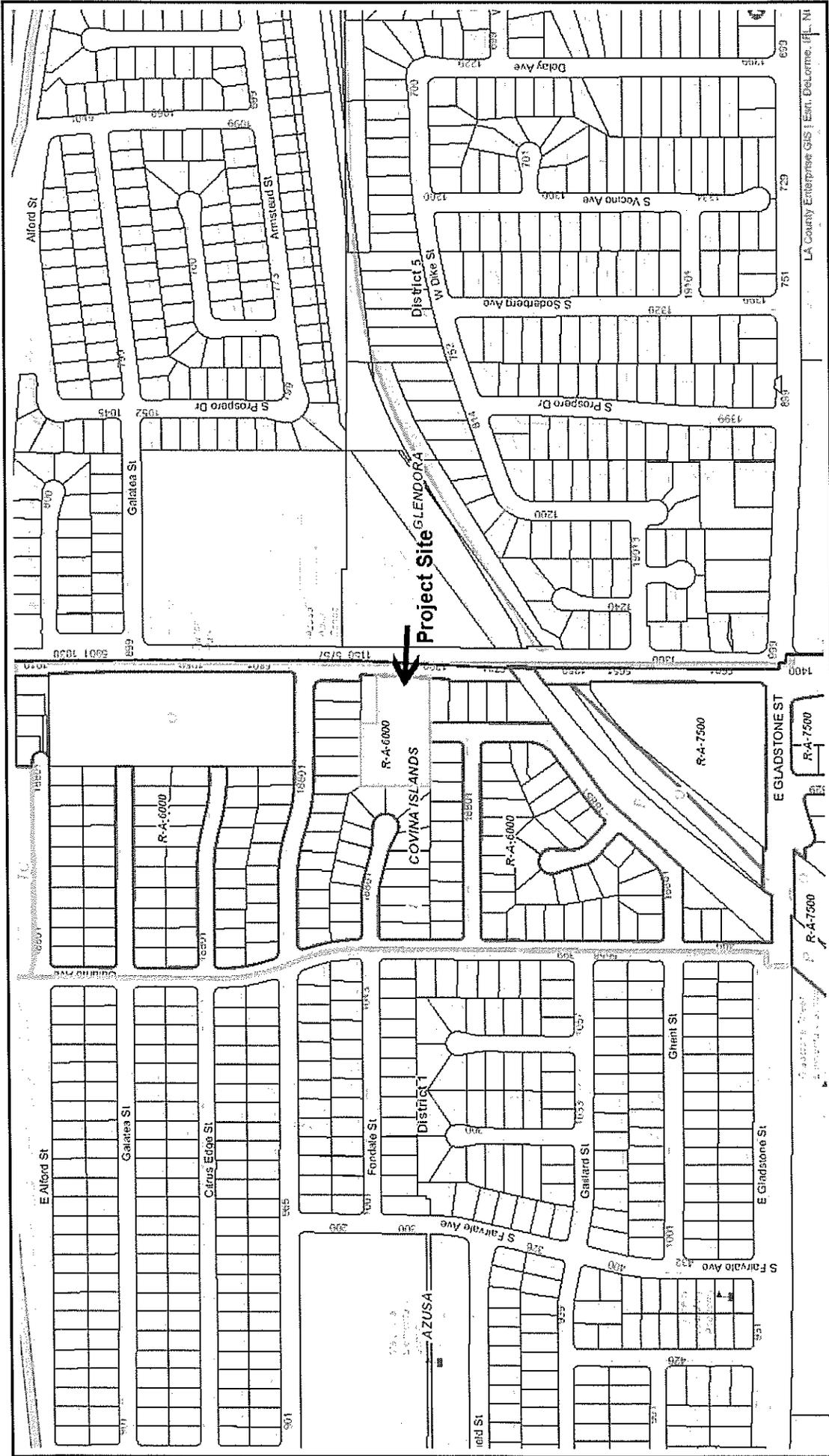
5. It will increase the tax base from local businesses for the city, and from property taxes to the local governments.



Sincerely,
Jo Garrison,
Property owner,
1030 E Fondale St.
Azusa, CA 91702





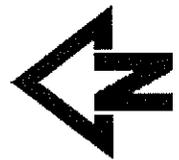


Project R2013-02494-(1)

GIS Map

Printed: Feb 05, 2015

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