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

PROJECT NUMBER
R2014-00667

HEARING DATE
September 2, 2015

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 072684
Plan Amendment No. 201400002
Zone Change No. 201400002
Conditional Use Permit No. 201400028
Parking Permit No. 201400009
Environmental Assessment No. 201400058

PROJECT SUMMARY

OWNER / APPLICANT
Candlewood Country Club / Brandywine Homes

MAP/EXHIBIT DATE
November 19, 2014

PROJECT OVERVIEW

Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

The entitlements include:
Subdivision: To create two multi-family lots with 53 condominium units in 12 detached buildings.

Plan Amendment: To amend the Countywide General Plan Land Use Categories from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre).

Zone Change: To change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.

CUP: To establish the Development Program Zone, modify yard setbacks and wall height.

Parking Permit: To allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements.

LOCATION
14000 Telegraph Road, South Whittier

ACCESS
Telegraph Road

ASSESSORS PARCEL NUMBER(S)
8030-023-024 and portion of 8030-008-011

SITE AREA
3.67 gross (3.62 net) acres

GENERAL PLAN / LOCAL PLAN
Countywide General Plan

ZONED DISTRICT
Sunshine Acres

LAND USE DESIGNATION
O (Open Space)
1 (Low Density Residential: 1-6 du/ac)

ZONE
C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural)

PROPOSED UNITS	**MAX DENSITY/UNITS**	**COMMUNITY STANDARDS DISTRICT**
53	7	NA

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
    - 22.16 (Part 2) Zone Change
    - 22.20 (Part 4) R-3 Zone
    - 22.40 (Part 2) Development Program Zone
    - 22.56 (Part 2) Conditional Use Permit
    - 22.56 (Part 7) Parking Permit

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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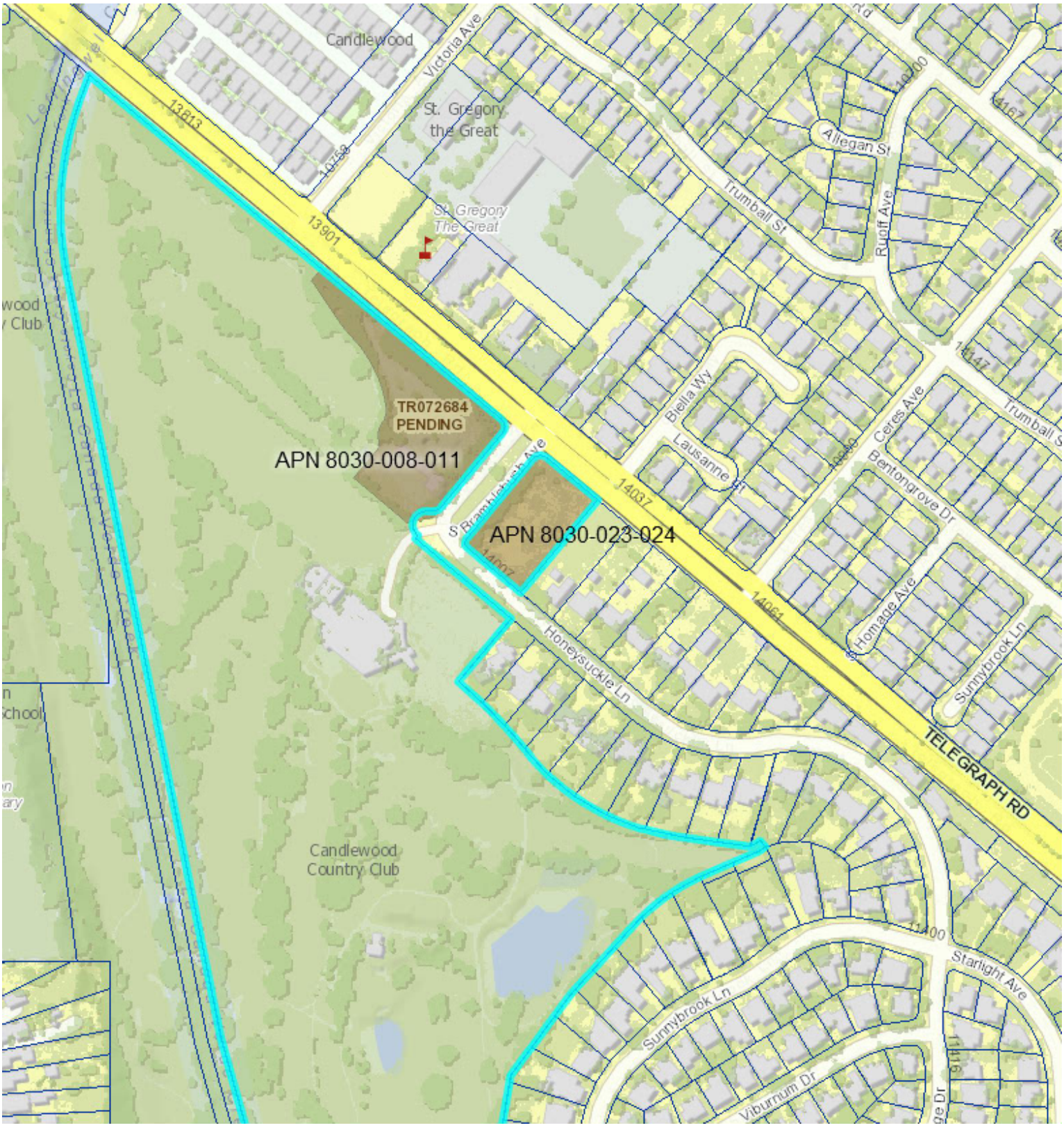

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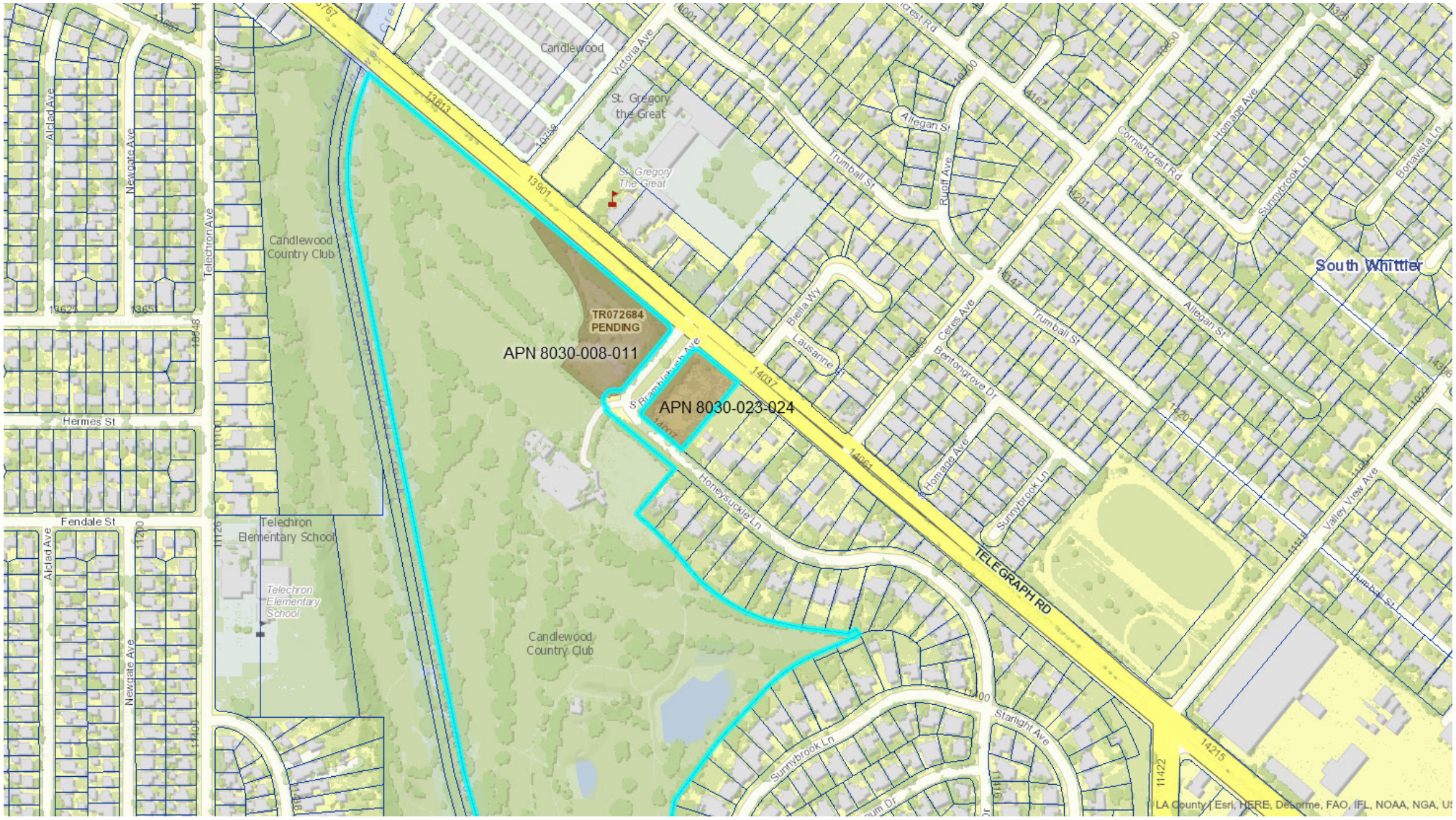

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ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 072684 to create two multi-family lots with 53-unit condominium units in 12 detached buildings.
- Plan Amendment No. 201400002 to amend the Countywide General Plan Land Use Categories from ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre) to Category ñ3ò (Medium Density Residential: 12-22 dwelling units per acre).
- Zone Change No. 201400002 to change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.
- Conditional Use Permit No. 201400028 to establish the Development Program Zone; modify front yard setbacks from the minimum 15 feet yard setback to setbacks ranging from ten to twelve feet; modify side yard setback for a bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) within the front yard and six feet within the side and rear yards to heights ranging from six feet to 16 feet.
- Parking Permit No. 201400009 to allow a reduction of one guest parking space for Lot 1; relocate one guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is currently a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed southerly and easterly of the existing parking lot. Plot Plan Case No. (ñRPPò) 201400253 was filed on March 12, 2014 for the new cart barns. RPP 201400253 is currently a pending plot plan case.

Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

The project also entails the development of a club house (506 square feet) and a recreation area (855 square feet) totaling 1,361 square feet; and a community garden (1,680 square feet). Proposed Lot 1 has three street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Proposed Lot 1 will be considered a through-lot and has dual front yards along Telegraph Road and Honeysuckle Lane. Proposed Lot 2 has street frontage along Bramblebush Avenue, and side yards along Telegraph Road and the existing golf course.

In addition, the project entails 9,000 cubic yards of cut, 3,500 cubic yards of fill, and export of 3,670 cubic yards. The grading materials are proposed to be transported to either the Puente Hills Landfill (located 11.85 miles from the site) or the Brea Olinda Landfill (located 12.16 miles from the site).

MAP DESCRIPTION

The Vesting Tentative Tract Map depicts two proposed lots: Lot 1 with 1.21 gross (1.19 net) acres and Lot 2 with 2.46 gross (2.43 net) acres. Access to the project site is via Bramblebush Avenue from Telegraph Road.

The Exhibit Map depicts two lots: Lot 1 with 20 units spread out in four buildings and Lot 2 with 33 units spread out in eight buildings. In addition, the Exhibit Map depicts a recreational area (club house and two decks with seating) totaling 1,361 square feet, and a community garden.

EXISTING ZONING

The subject property is zoned C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones. The zone change request entails changing the current C-3-BE and A-1 Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.

Surrounding properties are zoned as follows:

North: A-1 (Light Agricultural), R-A-6000 (Residential-Agricultural-6,000 Square Feet Minimum Lot Area)
South: A-1 (Light Agricultural), R-1 (Single-Family Residence)
East: A-1 (Light Agricultural), R-1 (Single-Family Residence)
West: A-1 (Light Agricultural), A-1-P (Light Agricultural-Parking), C-2-BE (Neighborhood Commercial ï Billboard Exclusion)

EXISTING LAND USES

The portion of the project site east of Bramblebush Avenue (proposed Lot 1) is currently vacant and the portion west of Bramblebush Avenue (proposed Lot 2) is currently a part of the Candlewood Country Club golf course. The 3.67-acre project site is located on the south side of Telegraph Road. St. Gregory the Great Church and Catholic School is

located north of the project site, across Telegraph Road. Single-family residential units are located north of the project site, along the northern frontage of Telegraph Road.

The project site is bounded on the west and south by the golf course located within the Candlewood Country Club. The main clubhouse and banquet facilities are also located to the south of the site. The project site is generally bounded on the east by a single-family residential neighborhood which extends along Honeysuckle Lane. One single-family home abuts the east side of the project site. A mobile home park is also located to the north of Telegraph Road, west of Victoria Avenue. A single-family residential neighborhood is located to the east of the St. Gregory the Great Church along Biella Way.

Surrounding properties are developed as follows:
North: Single-family residences
South: Candlewood Country Club golf course
East: Single-family residences
West: Candlewood Country Club golf course

PREVIOUS CASES/ZONING HISTORY

The portion (proposed Lot 2) of the project site zoned A-1 has been zoned A-1 since 1941 (Ordinance No. 3919). The portion of the property (portion of proposed Lot 2 and proposed Lot 1) zoned C-3-BE was zoned A-1 in 1941 (Ordinance No. 3919), rezoned to C-3 in 1946 (Ordinance No. 4633), and later rezoned to its current C-3-BE zoning on August 28, 1984 (Ordinance No. 84-0140Z).

The portion of the project site east of Bramblebush Avenue is portion of "Lot 1" of Record of Survey, which is a portion of Tract No. 3014 recorded on April 25, 1945. The portion of the project site west of Bramblebush Avenue is portion of "Lot A" of Tract No. 3014 recorded on October 16, 1918.

There are several previous cases on the subject property, which are as follows:

- RPP 200801559 (Plot Plan) approved one monument sign for the Candlewood Country Club on July 9, 2009.
- RCUP 200900049 (Conditional Use Permit) approved for Wireless Telecommunications Facility ("WTF") by the Regional Planning Commission on July 28, 2010.
- REA 201200223 (Revised Exhibit "A") approved for removing existing antennas and adding new antennas on March 18, 2013.
- REA 201300132 (Revised Exhibit "A") approved modification of a Wireless Telecommunications Facility on June 4, 2013.
- RCOC (Certificate of Compliance) 201300114 approved for parcel with Assessor Parcel Number 8030-008-011, recorded on March 3, 2014.
- RLLA 201400024 (Lot Line Adjustment) approved a correction to RLLA 201300010 recorded on March 24, 2015.

- REA 201500079 (Revised Exhibit "A") approved addition of new antennas on April 14, 2015.
- RLLA 201300010 (Lot Line Adjustment) approved a lot line adjustment for four parcels recorded on April 14, 2015.
- RPP 201400253 (Plot Plan) filed on March 12, 2014 and currently a pending plot plan case for the new golf cart barns.

ENVIRONMENTAL DETERMINATION

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

The Initial Study has found Hazards and Hazardous Materials, and Mineral Resources to be two categories of concern. Two oil wells exist within the Candlewood Country Club golf course. The portion of the project site west of Bramblebush (proposed Lot 2) Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

Other areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Biological Resources: project will be subject to the breeding bird survey.
- Cultural Resources: in the event archaeological or paleontological resources are found, work shall halt and specialists shall be contacted to assess the significance of the find.
- Hazards and Hazardous Materials: in the event field personnel encounter methane, the County Fire Department and California Division of Oil, Gas, and Geothermal Resources ("DOGGR") need to be notified.
- Mineral Resources: due to the presence of oil wells within the project site, construction-site plan will need to be reviewed by DOGGR prior to the issuance of grading or building permits.

STAFF EVALUATION

General Plan Consistency

The project site is located within the "O" (Open Space) and "1" Low Density Residential (1 to 6 dwelling units per acre) land use categories of the Countywide General Plan. The "O" designation includes "both public and privately owned lands committed to long term open space use, and lands intended to be used in a manner compatible with open space objectives… major open space areas reflected on the map include regional parks, beaches, golf courses, cemeteries, sanitary landfills and military reservations." The "1" designation is "particularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments."

The portion of the project site east of Bramblebush Avenue (proposed Lot 1) has a land use designation of ñ1ò The portion of the project site west of Bramblebush Avenue (proposed Lot 2) has ñOò and ñ1ò land use designations. The proposed 53 residential condominium units in 12 detached buildings are inconsistent with the ñOò and ñ1ò land use designations.

The project entails a Plan Amendment from the current ñOò and ñ1ò land use categories to ñ3ò ï Medium Density Residential (12-22 dwelling units per acre) to allow the proposed 53 residential condominium units.

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

- ñEncourage development of well designed twin houses and garden apartments, particularly on by-passed parcels within existing urban communities.ò (General Plan Land Use Section V, Needs and Policies, Policy 2, Page LU-9)
- ñProtect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.ò (General Plan Land Use Section V, Needs and Policies, Policy 8, Page LU-10)

The 53 residential condominium units are proposed in 12 buildings. Each building has two to six attached residential units. The project proposes a mix of housing types (duplex to six-unit townhomes), which is consistent with Policy 2 (Needs and Policies) of the General Plan Land Use Section V. Although the project entails converting portions of the existing Candlewood Country Club golf course into residences, the proposed residential development is consistent with the existing residential neighborhood character in the area. Within 500 feet of the Candlewood Country Club, there are multi-family lots, apartments, condominiums, and a mobile home park. Within 500 feet of the country club, the following multi-family residential uses exist:

- Apartments located at 10721, 10730, and 10734 Telechron Avenue
- 10-unit Townhomes located at 11608 Valley View
- 20-unit Townhomes located at 11628, 11710, and 11716 Valley View
- 21-unit Townhomes located at 11718 and 11220 Valley View
- 24-unit Townhomes located on Coteau Drive
- 18-unit Townhomes located on Coteau Drive
- 16-unit Townhomes located on Loma Drive
- 65-unit Townhomes located on Leffingwell Road, Loma Drive, and Coteau Drive

Zoning Ordinance and Development Standards Compliance

Due to the zone change request, the proposed project will be subject to the development standards and guidelines of the R-3-DP (Limited Multiple Residence-Development Program) Zone pursuant to Section 22.20-260 ï 22.20-330 of the County Code. Developments within the R-3 zone are subject to the 15 feet front and rear yard setbacks, and five feet side yard setbacks. Structures are limited to a maximum height

of 35 feet. Walls and fences within the front yard are limited to a maximum height of 42 inches and six feet within the side and rear yards. Deviations from the minimum and maximum requirements require a modification request. Through the Conditional Use Permit-DP, the applicant is requesting the following modifications:

Proposed Lot 1:

- 10 feet front yard setback for Unit No. 11,
- 12 feet front yard setback for Unit No. 20,
- ò0ò feet front yard setback for trash enclosure located adjacent to Telegraph Road and wall height of 6.5 feet with 3.25 feet in height trellis cover,
- ñ0ò feet front yard setback for trash enclosure located adjacent to Honeysuckle Lane and wall height of 6.5 feet with 3.25 feet in height trellis cover,
- Walls within the front yards of proposed Lot 1 to exceed 42 inches (3.5 feet) to a maximum of six feet along Telegraph Road, and
- 6-ft. wrought iron fence within front yard setback along Honeysuckle Lane.

Proposed Lot 2:

- 10 feet front yard setback for Unit No. 21,
- 10 feet front yard setback for Unit No. 25,
- 12 feet front yard setback for Unit No. 26,
- 10 feet front yard setback for Unit No. 29,
- 2 feet side yard setback for bicycle rack,
- Trash enclosure wall of 6.5 feet with 3.25 feet in height trellis cover within the rear yard setback, and
- Walls within the side yards of proposed Lot 2 to exceed six feet to a maximum of 16 feet along Telegraph Road.

For Lot 1, a minimum of five guest parking spaces are required. Parallel parking spaces, which require a minimum 10 feet by 24 feet, are proposed for Lot 1 as guest parking. For Lot 2, a minimum of eight guest parking spaces are required. The project entails a proposal of four guest parking spaces and parallel parking spaces measuring 10 feet by 22 feet for Lot 1, and 14 guest parking spaces for Lot 2. Modification to the required number of guest parking spaces and the minimum parallel parking spaces are requested through a Parking Permit. Through the Parking Permit, the applicant is requesting the following modifications:

- Reduction of one required guest parking space for Lot 1,
- Relocation of one of the required guest parking spaces from Lot 1 to Lot 2, and

- Reduction of the parallel parking space dimensions from 10 feet by 24 feet to 10 feet by 22 feet.

Site Visit
Staff visited the project site on August 6, 2015. The hearing posters were posted along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. No violations were observed during the site visit.

Burden of Proof
Staff is of the opinion that the applicant has met the burdens of proof for the requested plan amendment, zone change, conditional use permit, and parking permit. The applicantôs responses to the Burdens of Proof are attached.

PLAN AMENDMENT REQUEST AND BURDEN OF PROOF RESPONSES

The project proposal includes a General Plan Amendment from Categories ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre) to Category 3 (Medium Density Residential, 12-22 dwelling units per acre) to allow a high-density residential use in an area with land use designations for open space and low density residential uses. In order to justify the amendment, the applicant must prove the following:

1. That a need for the proposed Plan Amendment exists;
2. That the particular amendment proposed is appropriate and proper;
3. That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;
4. That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.

The multi-family townhouse project is proposed over an underutilized portion of the Candlewood Country Club golf course. The 53-unit townhouse project will provide additional housing in an urbanized area with existing infrastructure. The Candlewood Country Club golf course is surrounded by single-family residences, apartments, and condominium units. A plan amendment will allow the development of 53 townhouses and provide the current and future residents with additional housing options in the area.

The applicantôs responses are attached.

ZONE CHANGE REQUEST AND BURDEN OF PROOF RESPONSES

The project proposal includes a Zone Change request from C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to R-3-DP (Limited Density Residential - Development Program) to allow up to 30 dwelling units per net acre in an area currently zoned for commercial and agricultural uses. In order to justify the change, the applicant must prove the following:

1. That a need for the proposed Zone Change exists;
2. That the particular change proposed is appropriate and proper;
3. That modified conditions warrant a revision to the Zoning Ordinance as it pertains to the area or district under consideration;
4. That approval of the proposed Zone Change will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.

Zone changes are required in order to develop 53 townhouse condominiums on parcels currently zoned C-3-BE and A-1. Per the applicantôs burden of proof, ñThe new zoning R-3 zone will provide a cohesive transition from the range of land uses surrounding the property since the site is surrounded by a variety of land uses including institutional, a Senior Assisted Living Facility, and a mobile home park.ò The Candlewood Country Club is surrounded by single-family residences, apartments, and condominium units. The proposed 53-unit townhouse project allowed within the R-3 zone is compatible with the existing variety of residential uses surrounding the golf course.

The applicantôs responses are attached.

CONDITIONAL USE PERMIT AND BURDEN OF PROOF RESPONSES

Pursuant to Section 22.56.040 of the Los Angeles County Code (ñCounty Codeò), the project proposal includes a Conditional Use Permit (ñCUPò) for the Development Program (ñDPò) zone. The DP zone is to ensure that development occurring on a rezoned property will conform to the approved plans and exhibits. In order to justify the request, the applicant must prove the following:

A. That the requested use at the location will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
   2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
   3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

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

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

The CUP also includes modification requests for the front yard setbacks for the trash enclosures and residential units, side yard setback for the bicycle rack, and wall heights to exceed 42 inches (3.5 feet) within the front yards, and six feet within the side and rear yards.

Proposed Lot 1 is rectangular in shape and has street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Lot 2 is irregular in shape and has a sloping terrain towards the rear of the proposed lot. Thus, Lot 1 is considered a through-lot and required to provide two front yard setbacks. However, the residential development for Lot 1 will be accessed via Bramblebush Avenue. Due to the unique layout of the residential units and private driveway on a lot with multiple street frontages, the trash enclosures encroach into the front yard setbacks. Residential developments within the R-3 zone are required to maintain a minimum 15 feet front yard setback.

A yard modification is requested for Unit No. 11 to maintain a front yard setback of ten feet and Unit No. 20 to maintain a front yard setback of twelve feet instead of the required 15 feet front yard setback within Lot 1. A yard modification is also requested for Unit Nos. 21 (ten feet), 25 (ten feet), 29 (ten feet), and Unit No. 26 (twelve feet) to have less than the required front yard setback of 15 feet within Lot 2. In addition, the bicycle rack located within Lot 2 is proposed to have a side yard setback of two feet instead of the required five feet. Walls with elevations ranging from six feet to 16 feet along Telegraph Road and Honeysuckle Lane are proposed. Due to the dual street frontages for Lot 1 and topographic conditions for Lot 2, the requested modifications should not affect the aesthetics of the existing neighborhood.

The applicantôs responses are attached.

PARKING PERMIT AND BURDEN OF PROOF RESPONSES

The project includes a request to reduce the required number of guest parking spaces from five to four spaces for Lot 1, and relocate one of the required guest parking spaces for Lot 1 to Lot 2. Lot 2 requires a minimum of eight guest parking spaces but provides for 14 guest parking spaces. The project also includes a request to modify the parallel parking spaces from a minimum of 10 feet by 24 feet to 10 feet by 22 feet. In order to justify the request, the applicant must prove the following:

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.
B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.
D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site or unauthorized use of parking facilities developed to serve surrounding property.
E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The applicant is requesting a reduction of one required guest parking space from five to four spaces for Lot 1 and modification of the parallel parking spaces from a minimum 10

feet by 24 feet to 10 feet by 22 feet. In order to supplement the reduction of one guest parking space for Lot 1, the applicant is providing six additional guest parking spaces for Lot 2. The project requires a total of 13 guest parking spaces but is providing a total of 18 guest parking spaces. Since six additional guest parking spaces are provided on Lot 2, the project provides a sufficient number of guest parking spaces for the residential development. Two guest parking spaces (measuring 10 feet by 22 feet) for Lot 1 are proposed as parallel parking spaces. These two parallel parking spaces are located at the end of the drive aisle, and each parking space will have one open end to maneuver out of the parking stalls.

The applicantôs responses are attached.

Neighborhood Impact/Land Use Compatibility

Each proposed lot has sufficient net area to meet the lot area requirements. The proposed two lots have street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane (all three streets are public right-of-ways).

Proposed Lot 1 is currently undeveloped and vacant, and proposed Lot 2 is currently used as part of the Candlewood Country Club golf course. The proposed townhome development will be consistent with the existing residential neighborhoods (directly east of the subject property and along Telegraph Road). Within 500 feet of the Candlewood Country Club property, there is a mix of apartments, mobile home park, and condominium buildings. The proposed 53 condominium units will be compatible with the existing surrounding mix of residential uses in the area. The proposed residential use will be consistent with the existing land use in the community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (ñSubdivision Committeeò) consists of the Departments of Regional Planning (ñDRPò), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Tract Map and Exhibit ñAò dated November 19, 2014 and recommends approval of the project with the attached conditions.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Comments related to the Initial Study were received from the County Fire Department and DOGGR (see attachments).

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. Out of 429 postcards mailed to the property owners within 500 feet of the Candlewood Country Club, eight postcards have been returned as of writing of this report.

PUBLIC COMMENTS

Staff has not received any written comments at this time. Staff received four phone calls: a resident on Leffingwell inquired about the project location, a condo owner

inquired about how the project will affect her condo prices, a resident on Starlight Avenue expressed concerns about recent crime issues in the area and light pollution, and a resident on Honeysuckle Lane expressed his opposition to the project and concerns about traffic congestion. A resident on Honeysuckle Lane contacted the department a few months ago with concerns about the cart barn location.

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 R2014-00667, Vesting Tentative Tract Map Number 072684, Conditional Use Permit No. 201400028, and Parking Permit No. 201400009; and recommends to the Board of Supervisors adoption of the General Plan Amendment and adoption of the Zone Change.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER 072684, CONDITIONAL USE PERMIT NO. 201400028, AND PARKING PERMIT NO. 201400009; AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF GENERAL PLAN AMENDMENT NO. 201400002 AND ZONE CHANGE NO. 201400002, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Lynda Hikichi, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Resolutions, Draft Conditions of Approval
Applicantôs Burden of Proof statements
Environmental Documents (Initial Study and MMRP)
Site Photographs, Aerial Images
Haul Route Map, Cart Barn Location, Community Outreach Summary
Wall Elevations, Conceptual Site Plan, Land Use Map

NP:LKH
August 18, 2015

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00667-(4)
VESTING TENTATIVE TRACT MAP NO. 072684
GENERAL PLAN AMENDMENT NO. 201400002
ZONE CHANGE NO. 201400002
CONDITIONAL USE PERMIT NO. 201400028
PARKING PERMIT NO. 201400009

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 2, 2015 in the matter of Vesting Tentative Tract Map No. 072684 ("Tract Map"), heard concurrently with General Plan Amendment No. 201400002 ("Plan Amendment"), Zone Change No. 201400002 ("Zone Change"), Conditional Use Permit No. 201400028 ("CUP"), and Parking Permit No. 201400009 ("Parking Permit").

2. Brandywine Homes ("permittee"), proposes to create two multi-family lots with 53 condominium units in twelve buildings on 3.67 gross acres ("Project"). Vesting Tentative Tract Map dated November 19, 2014 depicts two proposed lots: Lot 1 with 1.21 gross (1.19 net) acres and Lot 2 with 2.46 gross (2.43 net) acres.

3. The Project is located at 14000 Telegraph Road in the unincorporated community of South Whittier.

4. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the project site's land use designations from "O" (Open Space) and "1" (Low Density Residential, 1 to 6 dwelling units per acre) to "3" (Medium Density Residential: 12-22 dwelling units per acre).

5. The Zone Change is a related request to amend the project site's zoning from Zones C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to R-3-DP (Limited Multiple Residence-Development Program) Zone.

6. The CUP is a request to establish the Development Program ("DP") Zone; modify front yard setbacks from the minimum 15 feet to setbacks ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) within the front yard and six feet within the side and rear yards to heights ranging from six feet to 16 feet. The "DP" overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

7. The Parking Permit is a request to authorize a reduction of one guest parking space for Lot 1; relocation of one guest parking space from Lot 1 to Lot 2, and modification of parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

8. The approval of the Tract Map, CUP, and Parking Permit will not become effective unless and until the Board of Supervisors has approved the Plan Amendment and Zone Change, and both have become effective.

9. The project site is 3.67 gross acres (3.62 net acres) in size and consists of one parcel identified with Assessorôs Parcel Number 8030-023-024 and portion of an existing golf course property identified with Assessorôs Parcel Number 8030-008-011. The project site is located within the Candlewood Country Club golf course.

10. The project site is located in the Sunshine Acres Zoned District and is currently zoned C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural.

11. The project site is located within the ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre) land use categories of the Countywide General Plan Land Use Policy Map.

12. Surrounding Zoning within a 500-foot radius includes:

    North: A-1 (Light Agricultural), R-A-6000 (Residential-Agricultural-6,000 Square Feet Minimum Lot Area)
    South: A-1 (Light Agricultural), R-1 (Single-Family Residence)
    East: A-1 (Light Agricultural), R-1 (Single-Family Residence)
    West: A-1 (Light Agricultural), A-1-P (Light Agricultural-Parking), C-2-BE (Neighborhood Commercial ï Billboard Exclusion)

13. Surrounding land uses within a 500-foot radius include:

    North: Single-family residences
    South: Candlewood Country Club golf courses
    East: Single-family residences
    West: Candlewood Country Club golf courses

14. The portion (proposed Lot 2) of the project site zoned A-1 has been zoned A-1 since 1941 (Ordinance No. 3919). The portion of the property (portion of proposed Lot 2 and proposed Lot 1) zoned C-3-BE was zoned A-1 in 1941 (Ordinance No. 3919), rezoned to C-3 in 1946 (Ordinance No. 4633), and later rezoned to its current C-3-BE zoning on August 28, 1984 (Ordinance No. 84-0140Z).

    The portion of the project site east of Bramblebush Avenue is portion of ñLot 1ò of Record of Survey, which is a portion of Tract No. 3014 recorded on April 25, 1945. The portion of the project site west of Bramblebush Avenue is portion of ñLot Aò of Tract No. 3014 recorded on October 16, 1918.

    There are several previous cases on the subject property, which are as follows:

- RPP 200801559 (Plot Plan) approved one monument sign for the Candlewood Country Club on July 9, 2009.
- RCUP 200900049 (Conditional Use Permit) approved for Wireless Telecommunications Facility (ñWTFò) by the Regional Planning Commission on July 28, 2010.
- REA 201200223 (Revised Exhibit ñAò) approved for removing existing antennas and adding new antennas on March 18, 2013.
- REA 201300132 (Revised Exhibit ñAò) approved modification of a Wireless Telecommunications Facility on June 4, 2013.
- RCOC (Certificate of Compliance) 201300114 approved for parcel with Assessor Parcel Number 8030-008-011, recorded on March 3, 2014.
- RLLA 201400024 (Lot Line Adjustment) approved a correction to RLLA 201300010 recorded on March 24, 2015.
- REA 201500079 (Revised Exhibit ñAò) approved addition of new antennas on April 14, 2015.
- RLLA 201300010 (Lot Line Adjustment) approved a lot line adjustment for four parcels recorded on April 14, 2015.
- RPP 201400253 (Plot Plan) filed on March 12, 2014 and currently a pending plot plan case for a new golf cart barn.

15. The Tract Map depicts two proposed lots: Lot 1 with 1.21 gross (1.19 net) acres and Lot 2 with 2.46 gross (2.43 net) acres. Access to the project site is via Bramblebush Avenue from Telegraph Road.

    The Exhibit Map depicts two lots: Lot 1 with 20 units spread out in four buildings and Lot 2 with 33 units spread out in eight buildings. In addition, the Exhibit Map depicts a recreational area (club house and two decks with seating) totaling 1,361 square feet, and a community garden (1,680 square feet).

16. The project site is accessible via Bramblebush Avenue from Telegraph Road. Primary access to the project site will be via an entrance/exit on Bramblebush Avenue. The project site is also accessible from Honeysuckle Lane.

17. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed. Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

18. Each of the 53 condominium units will have an attached garage for two covered parking spaces. Based on the condominium units for proposed Lot 1 and Lot 2, five

guest parking spaces are required for Lot 1 and eight guest parking spaces are required for Lot 2. Four guest parking spaces (including one van accessible) will be provided within proposed Lot 1. Two of the four guest parking spaces for proposed Lot 1 are parallel parking spaces. Fourteen guest parking spaces (including one van accessible) will be provided within proposed Lot 2.

19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of one component, a ñCò Drive for Lot 1. The internal circulation system consists of two components, an ñAò Drive and a ñBò Drive for Lot 2.

20. Beginning from February 2012 until most recently in July 2015, permittee has met with members of the Whittier County Community Coordinating Council and area residents, and held neighborhood meetings prior to the Commission public hearing on the project (see attached Community Outreach Summary List).

21. The conditions of the Los Angeles County Subdivision Committee (Departments of Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated November 19, 2014 are attached.

22. Prior to the Commissionôs public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (ñCEQAò), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (ñMNDò) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (ñMMRPò) prepared for the Project.

23. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting. A total of 429 postcard notices were mailed out to properties located within the 500-foot radius of the project site and to those on the courtesy mailing list for the Sunshine Acres Zoned District.

24. Staff has not received any written comments at this time. Staff received four phone calls: a resident on Leffingwell inquired about the project location, a condo owner inquired about how the project will affect her condo prices, a resident on Starlight Avenue expressed concerns about recent crime issues in the area and light pollution, and a resident on Honeysuckle Lane expressed opposition to the project and concerns about traffic congestion. A resident on Honeysuckle Lane contacted the department a few months ago with concerns about the cart barn location.

25. A duly noticed public hearing was held on September 2, 2015 before the Commission. [Summary of proceedings]

26. The Commission finds that the Countywide General Plan for the area designates the project site as ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre). The proposed 53 residential condominium units in 12 detached buildings are inconsistent with the ñOò and ñ1ò land use designations. A Plan Amendment from the current ñOò and ñ1ò land use categories to ñ3ò ï Medium Density Residential (12-22 dwelling units per acre) will allow for the proposed 53 residential condominium units.

27. The Commission finds that a zone change to R-3-DP will ensure that the zoning and land use designations for the Project are consistent with each other.

28. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.

29. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to ñencourage development of well designed twin houses and garden apartments, particularly on by-passed parcels within existing urban communities.ò

30. The Commission finds that the proposed use is consistent with the General Plan's Needs and Policies to ñprotect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.ò

31. The Commission finds that the proposed use is consistent with the existing neighborhood pattern. Within 500 feet of the country club, there are apartments and seven townhome developments ranging from 10 to 65 units.

32. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of South Whittier. The residential use is consistent with the surrounding residential neighborhood and in keeping with the character of the area.

33. The Commission finds that with the requested Zone Change of the project site from C-3-BE and A-1, a CUP is required in order to establish and implement a development program for the Project.

34. The Commission finds that the Project is consistent with the development standards and requirements of the proposed R-3-DP Zone.

35. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

36. The Commission finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.

37. The Commission finds that the Projectôs compliance with the parking requirements will be ensured through the Parking Permit.

38. The Commission finds that the project site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

39. The Commission finds that the requested use on the project site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

40. The MMRP is attached to and incorporated into the conditions of approval for the project.

41. The proposed residential development is consistent with the General Planôs policy to ñprotect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation.ò

42. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The proposed land use designation indicates the project site is suitable for residential developments.

43. The proposed residential development is compatible with the existing land uses in the area.

44. The proposed residential use will be consistent with the neighborhoodôs residential character and the creation of two multi-family residential lots is compatible with the existing neighborhood character and the land use in the community.

45. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance and has access to a County-maintained street, and will be subject to the requirements of the Los Angeles County Department of Public Works.

46. The proposed condominium units will be connected to public sewer and water.

47. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

48. The design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area (ñSEAò) and will not affect any stream courses or high value riparian habitat.

49. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

50. 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.

51. 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.

52. This tract has been submitted as a ñVestingò Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

53. 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

54. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the South Whittier Library located at 14433 Leffingwell Road, Whittier. On July 27, 2015, a total of 429 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Candlewood Country Club golf course property, as well as two notices to those on the courtesy mailing list for the Sunshine Acres Zoned District.

55. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

56. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

57. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

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

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

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

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

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

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028, and Parking Permit No. 201400009, subject to the attached conditions.

ACTION DATE: [Month Day, Year]

VOTE: [Concurring:Dissenting:Abstaining:Absent, e.g. 5:0:0:0 or 4:0:1:0]
Concurring: [Valadez, Pincetl, Louie, Pedersen, Modugno) or ñ0òif none.]

Dissenting: [Valadez, Pincetl, Louie, Pedersen, Modugno or ñ0ó]

Abstaining: [Valadez, Pincetl, Louie, Pedersen, Modugno or ñ0ó]

Absent: [Valadez, Pincetl, Louie, Pedersen, Modugno or ñ0ó]

NP:LKH
August 18, 2015

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DRAFT RESOLUTION
PROJECT NO. R2014-00667-(4)
RELATING TO GENERAL PLAN AMENDMENT NO. 201400002

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission (ñCommissionò) conducted a public hearing regarding General Plan Amendment No. 201400002, Zone Change No. 2014000002, Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028, and Parking Permit No. 201400009 on September 2, 2015.

WHEREAS, the Commission finds as follows:

1. The applicant, Brandywine Homes, proposes to create two multi-family lots with 53 townhouse condominium units in twelve detached buildings on 3.67 gross acres.

2. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan (ñGeneral Planò) Land Use Policy Map from Categories from ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre) to Category ñ3ò (Medium Density Residential: 12-22 dwelling units per acre).

3. Zone Change No. 201400002 is a related request to change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.

4. Conditional Use Permit No. 201400028 is a related request for approval of the Development Program zone; modify front yard setbacks from the minimum 15 feet yard setback to a setback ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) with the front yard and six feet with the side and rear yards to a height ranging from six feet to 16 feet.

5. Vesting Tentative Tract Map No. 072684 is a related request to create two multi-family lots with 53 attached condominium units in twelve buildings on 3.67 gross acres. The 12 buildings will contain between two and six units each.

6. Parking Permit No. 201400009 is a related request to allow a reduction of one guest parking space for Lot 1; relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

7. The subject property is located at 14000 Telegraph Road within the Sunshine Acres Zoned District in the unincorporated community of South Whittier.

8. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east).

9. The portion (proposed Lot 2) of the project site zoned A-1 has been zoned A-1 since 1941 (Ordinance No. 3919). The portion of the property (portion of proposed Lot 2 and proposed Lot 1) zoned C-3-BE was zoned A-1 in 1941 (Ordinance No. 3919), rezoned to C-3 in 1946 (Ordinance No. 4633), and later rezoned to its current C-3-BE zoning on August 28, 1984 (Ordinance No. 84-0140Z).

10. Surrounding zoning is A-1 (Light Agricultural), R-A-6000 (Residential-Agricultural-6,00 Square Feet Minimum Lot Area) to the North, A-1 (Light Agricultural), R-1 (Single-Family Residence) to the South, A-1 (Light Agricultural), R-1 (Single-Family Residence) to the East, and A-1 (Light Agricultural), A-1-P (Light Agricultural-Parking), C-2-BE (Neighborhood Commercial ï Billboard Exclusion) to the West.

11. The portion of the project site east of Bramblebush Avenue (proposed Lot 1) is currently vacant and the portion west of Bramblebush Avenue (proposed Lot 2) is currently a part of the Candlewood Country Club golf course. The 3.67-acre project site is located on the south side of Telegraph Road. St. Gregory the Great Church and Catholic School is located north of the project site, across Telegraph Road. Single-family residential units are located north of the project site, along the northern frontage of Telegraph Road. The project site is bounded on the west and south by the golf course located within the Candlewood Country Club. The main clubhouse and banquet facilities are also located to the south of the site. The project site is generally bounded on the east by a single-family residential neighborhood which extends along Honeysuckle Lane. One single-family home abuts the east side of the project site. A mobile home park is also located to the north of Telegraph Road, west of Victoria Avenue. A single-family residential neighborhood is located to the east of the St. Gregory the Great Church along Biella Way.

12. Primary access to the subject property is via Bramblebush Avenue from Telegraph Road.

13. Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South

Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

14. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed. Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

    The project also entails the development of a club house (506 square feet) and a recreation area (855 square feet) totaling 1,361 square feet; and a community garden (1,680 square feet). Proposed Lot 1 has three street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Proposed Lot 1 is considered a through-lot and has dual front yards along Telegraph Road and Honeysuckle Lane. Proposed Lot 2 has street frontage along Bramblebush Avenue, and side yards along Telegraph Road and the existing golf course.

    The subdivision application was submitted on March 12, 2014.

15. The project site is located within the ñOò (Open Space) and ñ1ò Low Density Residential (1 to 6 dwelling units per acre) land use categories of the Countywide General Plan. The ñOò designation includes ñboth public and privately owned lands committed to long term open space use, and lands intended to be used in a manner compatible with open space objectivesé major open space areas reflected on the map include regional parks, beaches, golf courses, cemeteries, sanitary landfills and military reservations.ò The ñ1ò designation is ñparticularly suitable for single family detached housing units, including large lot estates and typical suburban tract developments.ò

    The portion of the project site east of Bramblebush Avenue (proposed Lot 1) has a land use designation of ñ1ò. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) has ñOò and ñ1ò land use designations. The proposed 53 residential condominium units in 12 detached buildings are inconsistent with the ñOò and ñ1ò land use designations.

16. The project entails a Plan Amendment from the current ñOò and ñ1ò land use categories to ñ3òï Medium Density Residential (12-22 dwelling units per acre) to allow the proposed 53 residential condominium units. The density of the proposed

residential development is 14 dwelling units per gross acre. The proposed residential use is consistent with the prevailing development trends within the community, a mix of single-family residences, apartments, a mobile home park, and townhome developments ranging from 10 to 65 units.

17. The central aspect of the project is the proposal for residential infill development in an urbanized area with existing infrastructure and services. This is consistent with the General Plan's emphasis on supporting and promoting infill development in the County.

18. The proposed project is consistent with the General Plan's Needs and Policies to "encourage development of well designed twin houses and garden apartments, particularly on by-passed parcels within existing urban communities."

19. The proposed project is consistent with the General Plan's Needs and Policies to "protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic."

20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

21. At the time of writing of this resolution, no written correspondence has been received. Staff received four phone calls: a resident on Leffingwell inquired about the project location, a condo owner inquired about how the project will affect her condo prices, a resident on Starlight Avenue expressed concerns about recent crime issues in the area and light pollution, and a resident on Honeysuckle Lane expressed his opposition to the project and concerns about traffic congestion. A resident on Honeysuckle Lane contacted the department a few months ago with concerns about the cart barn location.

22. The project design is required to comply with the standards of the proposed R-3-DP Zone. Multi-family residences are permitted in this zone.

23. The Plan Amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.

24. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.

25. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the exhibit map and Vesting Tentative Tract Map No. 072684.

26. Compatibility with surrounding land uses will be ensured through the related zone

change, subdivision, conditional use permit, parking permit, and environmental conditions.

27. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

28. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.

29. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

30. Approval of the recommended general plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.

31. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.

32. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.

33. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for Hazards and Hazardous Materials, and Mineral Resources. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions have been included in the Mitigation Monitoring and Reporting Program ("MMRP").

34. After consideration of the attached MND and MMRP together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMRP.

35. This project does not have ñno effectò on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and

2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring and Reporting Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and

6. Adopt General Plan Amendment No. 201400002, amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 2, 2015.

_____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DRAFT RESOLUTION
PROJECT NO. R2014-00667-(4)
ZONE CHANGE NO. 201400002

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201400002 on September 2, 2015:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at the intersection of Telegraph Road and Bramblebush Avenue in the unincorporated community of South Whittier, Sunshine Acres Zoned District.

2. The project is a request for a new residential condominium unit development of 53 attached dwelling units in twelve buildings and associated recreational amenities including a 1,680 square feet community garden. The project requires the following entitlements:

    a. A Vesting Tentative Tract Map to create two multi-family lots with 53 attached residential condominium units in twelve buildings;

    b. A Plan Amendment to amend the Countywide General Plan Land Use Categories from ñOò (Open Space) and ñ1ò (Low Density Residential, 1 to 6 dwelling units per acre) to Category ñ3ò (Medium Density Residential: 12-22 dwelling units per acre);

    c. Conditional Use Permit (CUP) to establish the Development Program Zone; modify front yard setbacks from the minimum 15 feet yard setback to a setback ranging from ten to twelve feet; modify side yard setback for the bicycle rack from five feet to two feet; and modify wall height maximum of 42 inches (3.5 feet) within the front yard and six feet within the side and rear yards to a height ranging from six feet to 16 feet;

    d. A Parking Permit to allow a reduction of one guest parking space for Lot 1; relocation of one required guest parking space from Lot 1 to Lot 2; and modify parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.

3. The project will be consistent with the General Plan after the amendment, as it will implement the General Plan's Goals and Policies that support urban residential infill development with a high quality of design.

4. The project will comply with applicable zoning regulations and standards after the zone change, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.

5. The project proposes a residential land use within a predominantly residential family neighborhood with a mix of residential uses (e.g., single-family, townhomes, mobile home park, etc.). As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

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

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, 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.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to R-3-DP (Limited Multiple Residence-Development Program) Zone;

2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 23, 2015, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 2, 2015.

_____
Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:
Concurring:
Dissenting:
Abstaining:
Absent:
Action Date:

NP:LKH
8-18-15

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00667-(4)
VESTING TENTATIVE TRACT MAP NO. 072684
CONDITIONAL USE PERMIT NO. 201400028
PARKING PERMIT NO. 201400009

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots for a 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 gross acres (3.62 net acres) project site is located within the Candlewood Country Club golf course property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings consisting of 20 units. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings consisting of 33 units.

The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The portion of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is currently a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed southerly and easterly of the existing parking lot. Plot Plan Case No. (ñRPPò) 201400253 was filed on March 12, 2014 for the new cart barns. RPP 201400253 is currently a pending plot plan case.

Two oil wells exist within the Candlewood Country Club, and one of the two oil wells exists within the project site. The portion of the project site west of Bramblebush Avenue (proposed Lot 2) was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well has been abandoned.

The project also entails the development of a club house (506 square feet) and recreation area (855 square feet) totaling 1,361 square feet; and a community garden (1,680 square feet). Proposed Lot 1 has three street frontages along Telegraph Road, Bramblebush Avenue, and Honeysuckle Lane. Proposed Lot 1 is considered a through-lot and has dual front yards along Telegraph Road and Honeysuckle Lane. Proposed Lot 2 has street frontage along Bramblebush Avenue, and side yards along Telegraph Road and the existing golf course.

The project is subject to the following conditions of approval:

GENERAL CONDITIONS

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

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

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

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (ñRecorderò). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072684. In the event that Vesting Tentative Tract Map No. 072684 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.

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. 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 Mitigated Negative Declaration plus $75.00 processing fee), or **$3,144.75** ($3,069.75 for an Environmental Impact Report plus $75.00 processing

fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (ñMMRPò), which are incorporated by this reference as if set forth fully herein.

13. Prior to the recordation of the MMRP covenant and agreement, the permittee shall sign and date the MMRP Agreement.

14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program (ñMMRPò) and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permitteeôs compliance with the required mitigation measures.

15. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

16. 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 (ñCommissionò) 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 publicôs 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.

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

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

19. 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, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning (ñDirectorò).

20. 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.

21. 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 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.

22. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit ñA.ò If changes to the site plan are required as a result of instruction given at the public hearing, five copies of a modified Exhibit ñAò shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

23. In the event that subsequent revisions to the approved Exhibit ñAò are submitted, the permittee shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

24. The permittee shall conform to the requirements of Title 21 of the Los Angeles County Code.

25. The permittee shall provide at least 50 feet of street frontage for each lot.

26. The shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.

27. The permittee shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 53 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

28. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map

dated November 19, 2014), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

29. Prior to final map approval, provide a copy of the Park Obligation Fees receipt

30. The permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated November 19, 2014, or an amended exhibit map approved by the Director.

32. The permittee shall construct or bond with the Los Angeles County Department of Public Works (ñPublic Worksò) for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated November 19, 2014, or an amended exhibit map approved by the Director.

33. Prior to obtaining final map approval, the permittee shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.

34. Prior to obtaining final map approval, the permittee shall submit a copy of the projectôs Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. 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.

35. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

36. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

37. Prior to grading or building permits, the permittee shall contact the local/district office of the California Division of Oil, Gas, and Geothermal Resources for construction-site plan review.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

38. A minimum 10 feet building separation shall be maintained between the residential buildings.

39. The permittee shall submit a landscaping plan for all open areas to the Director for review and approval.

40. The front yard setback for Unit Nos. 11, 20, 21, 25, 26, and 29 have been modified. Unit Nos. 11, 21, 25, and 29 shall maintain a minimum ten feet front yard setback. Unit Nos. 20 and 26 shall maintain a minimum twelve feet front yard setback.

41. The front yard setback for the trash enclosures located adjacent to Telegraph Road and Honeysuckle has been modified to have a zero (ñ0ò) setback.

42. The wall height for the trash enclosures located adjacent to Telegraph Road and Honeysuckle Lane within Lot 1 have been modified to 6.5 feet with 3.25 feet in height trellis cover within the front yard setback.

43. The wall height for the trash enclosure located adjacent to the cul-de-sac within Lot 2 has been modified to 6.5 feet with 3.25 feet in height trellis cover within the rear yard setback.

44. Walls within the front yards of Lot 1 have been modified to exceed 42 inches (3.5 feet) to a maximum of six feet along Telegraph Road and Honeysuckle Lane.

45. Walls within the side yards of Lot 2 have been modified to exceed six feet to a maximum of 16 feet along Telegraph Road.

46. The side yard setback for the bicycle rack located within Lot 2 has been modified to maintain a minimum of two feet side yard setback.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

47. A reduction of one required guest parking space for Lot 1 is authorized.

48. A relocation of one required guest parking space from Lot 1 to Lot 2 is authorized.

49. Parallel parking spaces have been modified to 10 feet by 22 feet.

50. A minimum of 26 feet vehicular backup space shall be maintained.

Attachments:
Mitigation Monitoring and Reporting Program (pages 1-7)
Subdivision Committee Report and Conditions for Tentative Map dated 11-19-14 (pages 1-20)

BRANDYWINE HOMES

CANDLEWOOD

Plan Amendment 201400002 Burden of Proof

A. A need for the proposed General Plan Amendment exists because:

A Plan Amendment is needed to allow the proposed 53 single family attached (SFA) residential development on the subject property. The land use designation currently does not allow for residential use on the site. The proposed 53 units will be clustered into twelve (12) buildings over the 3.67 gross acre site located at 14000 Telegraph Road, in unincorporated Los Angeles County territory. The Assessor Parcel Numbers for the subject site are 8030-008-011 and 8030-023-024. The project is comprised of two lots – Lot 1 and Lot 2 as depicted in the Tentative Tract Map 072684.

The current General Plan Land Use designation is currently O (Open Space) and the applicant is requesting a change for this small portion of the site to 3 (Medium Density Residential: 12-22 dwelling units per acre). The site is currently vacant and developed with an existing private golf course and club house facility known as the ***Candlewood Golf Course***. The Candlewood Golf Course is a private member-owned 18-hole golf course and club. The facility also features a banquet facility that can be leased out for weddings and special occasions. There is an existing cart barn (golf cart barn) that helps provide service facilities and storage for the golf course use. This facility will be demolished and the cart barn will be relocated elsewhere on the site.

The site is surrounded by a variety of existing land uses including:

North:	Church facility and school (St. Gregory the Great Catholic Church and School), a Senior Care Facility (Walnut Villas) and an existing mobile home park;
South:	Existing Candlewood Golf Club and Course;
East:	Existing Single Family Homes; and
West:	Existing Candlewood Golf Club and Course.

The Project Site General Plan Land Use Designation is currently Open Space (OS) which allows for a variety of both active and passive land uses including golf courses. The immediate vicinity is urbanized with a variety of land uses and there are a variety of General Plan land use designations surrounding the site which includes:

North:	Low Density Residential (1-6 DUs/Ac) and Public and Semi-Public Facilities, Senior Care and a mobile home park;
South:	Open Space;
East:	Low Density Residential (1-6 DUs/Ac); and
West:	Open Space.

The applicant is proposing the construction of a multi-family residential use project over an underutilized portion of an existing golf course site. The site's current Land Use designation is Open Space (for the private active open space use for the Candlewood Golf Course). In order to accommodate the new residential project, a General Plan Amendment to convert that portion of the OS designated site to the General Plan land use designation of Medium Density Residential which would allow for a range of density on the subject site from 12 to 22 dwelling units per acre. This land use change would accomplish the following General Plan Housing Goals:

GOAL 1:

- A ***wide range of housing types in sufficient supply to meet the needs of current and future residents***, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers;

  Policy 1.1: ***Make available through land use planning and zoning and adequate inventory of vacant and underutilized sites*** to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.

GOAL 2:

- ***Sustainable communities with access to employment opportunities, community facilities and services, and amenities***;

GOAL 5:

- ***Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply***;

The project is consistent with these goals for the following reasons:

- The area is well urbanized with a variety of existing structures and uses including single family housing, mobile homes, religious (church and private elementary school) and private active open resources.
  - Much of these resources were built in the last 40 years and there have been no recent new housing projects in the community;
  - This new residential community will be constructed under the most current California Building Code requirements providing 3rd and 4th generation residents a new housing opportunity; and

  - There are no condominiums/townhomes available in the immediate vicinity therefore this project will provide a new housing type to the community.
- This project is an opportunity for reinvestment in an existing established community;
  - The existing golf course facility has excess underutilized land available.
  - The revenues generated from the sale will help expand and/or enhance the existing golf course facility;
- This portion of the region is well-located for a variety of regional employment centers; Major transportation highways including the 5, 605, 105, 710 and 57 Freeways are all accessible to the site;
- This new housing project will provide a much-needed new housing resource to the Whittier community and surrounding area, provide temporary construction jobs; and
- The proposed project will provide a new financial resource for the underlying seller to better improve the golf course property and private open space land use.

Therefore, for all the reasons listed above, this project is consistent with Los Angeles County's housing goals.

The proposed General Plan Land Use Designation is:

The applicant is proposing a land use designation of ***Category 3***, **Medium Density Residential** for the project site. The proposed density would be 14.4 dwelling units per acre, well within the established density range from 12 to 22 units per gross acre for this land use category.

B. The particular amendment proposed is appropriate and proper because:

- The General Plan Amendment is appropriate because it serves to accomplish those housing goals discussed above;
- Additionally, the street scene along Telegraph Road and Bramble Bush will be improved
  - Since no significant improvements have occurred in the immediate vicinity in a long period of time; and
  - The proposed project will enhance the subject site and the immediate surrounding vicinity with newly constructed housing, roadways, landscape and fencing.
- The Project supports the General Plan policy for increased multifamily housing in closer proximity to existing services and facilities;
- Candlewood Country Club, the property owner will receive funds to update the existing golf club facility;
- Candlewood Country Club will benefit from increased membership revenue and or special events; and
- No significant environmental issues are anticipated from the Project as any potential impacts will be reduced to a level of insignificance.

C. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

Modified conditions warrant a revision to the General Plan in order to allow for the underutilized site to be developed as multi-family residential project. The proposed development will conform to current County Standards for a Townhome community within the R-3 DP Zone as well as the most recent California Building Code (as adopted by the County of Los Angeles). The area will also be converted into a more beneficial land use that promotes a healthy, active lifestyle for residents and is consistent with the surrounding land uses including the Candlewood Country Club.

D. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

Approval of the General Plan Amendment will be in the best interest of public health, safety, and general welfare and in conformity with good planning practices because the Project will:

1. Comply with all required Los Angeles County ordinances;
2. Provide sufficient infrastructure and facilities to accommodate the Project, including street improvements, water supply, sewer connection, fire flow, and fire access;
3. The project will allow for increased pedestrian and bicycle traffic throughout the community and will be designed to promote an active, healthy lifestyle by providing walkways throughout the community that also lead to off-site regional trails;
4. Bike storage facilities will be provided for use by all residents;
5. There will also be a Community Garden area for the residents, which will offer opportunities to grow fruits, vegetables and other plants;
6. In addition, all residents will be given the opportunity to join the Candlewood Golf Club, which will provide ways to keep the residents active; and
7. The project will also conform to the new Healthy Ordinance proposed by the County, which will ensure the new community promotes a healthy, active lifestyle.

BRANDYWINE HOMES

Zone Change Application Burden of Proof

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The subject site currently has two zones:

- A-1: Light Agriculture: The zone allows for single family residences, crops, greenhouses and raising of cattle; and

- C-3 BE: Unlimited Commercial – Billboard Exclusion: This zone allows for all uses in the C-2 commercial zone as well as second hand stores.

The applicant is proposing a new zoning designation for the subject site of:

- **R-3 DP: Limited Multiple Residence - Development Program**

A District 4 zone change is warranted by re-zoning the site from *C3 - BE* and *A-1* to **R-3 DP** – Limited Multiple Residence - Development Program which will allow for 53 townhomes to be built. The new zoning R-3 zone will provide a cohesive transition from the range of land uses surrounding the property since the site is surrounded by a variety of land uses including institutional (Gregory the Great Church and School, zoned A-1) a Senior Assisted Living Facility (Walnut Villas, zoned A-1) and C-3-BE (Candlewood Mobile home park), etc. . The Development Program (-DP) portion of the zone change will provide and outline the specific development proposal in the R-3 zone for this project. The details of the development are depicted in the plans submitted by the Applicant, including the Conceptual Site Plan, Architectural Plans, and Tentative Map. This request will also necessitate a Conditional Use Permit (CUP).

B. That a need for the proposed zone classification exists within such area or district; and

The applicant is requesting a General Plan Amendment, and consistent with State law, the applicant is required to file a Zone Change to ensure that the General Plan land use designation and the zoning (the implementing tool of the General Plan) are consistent. To accommodate the multi-family residential use, a zone change is required to develop the subject site. The proposed zoning classification of R-3 – DP is appropriate because it would allow this new housing resource to locate in the community and blend with the variety of neighboring residential communities to the north, northeast, and easterly land uses adjacent to the site. The units would be clustered toward the northern end of the golf course site. The condominium project would share a joint project entry at Bramblebush Avenue with the homes adjacent to the western and eastern sides of the entry.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The property which is currently a portion of excess golf course land in District 4, proposes a zoning classification of R-3 DP. The location for a multi-family residential development is an appropriate setting, with natural buffering by the golf course to adjacent land uses. Also, there are similar housing developments within a 500' distance to the golf course with a similar designation or developed density. Additionally, the addition of this development will complement the variety of residential communities along Telegraph Road and Bramble Bush.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice

Placement of the proposed zoning will be in the interest of public health, safety and general welfare because the residential land use is compatible with the other surrounding residential land uses in that the peak hours of operation (at nights and on weekends, does not conflict with surrounding residents). The site plan has been designed to comply with all current Los Angeles County ordinances (LA County Title 22, Chap. 22.20) as well as the most recent Building Code requirements, as currently adopted by the County of Los Angeles.

The proposed project is an active lifestyle oriented project that will encourage walking, biking, and golfing. The project will be designed to promote an active, healthy lifestyle by providing walkways throughout the community that also lead to off-site regional trails. Bike storage facilities will be provided for use by all residents within the site where possible. There will also be a Community Garden area for the residents, which will offer opportunities to grow fruits, vegetables and other plants. There will be a community clubhouse within the project and a seating/BBQ area. Finally, all residents will be given the opportunity to join the Candlewood Golf Club, which will provide ways to keep the residents active. In addition, the applicant will comply with all conditions of approval and will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

The rehabilitation of an underutilized parcel coupled with the construction of a new housing resource to the surrounding community is in conformity with good zoning practice. A new residential project will enhance the property values of surrounding properties and encourage community investment by both existing land owners as well as new residents. The proposed project will also help revitalize this private golf course club that has been established since the 1920's in this South Whittier community.

BRANDYWINE HOMES

Conditional Use Permit Burden of Proof

In conjunction with the R-3 DP application requirement, the applicant is required to file a Conditional Use Permit request. The Conditional Use Permit allows the public agency, the public and surrounding property owners the opportunity to review the specifics of the project (that would be conditionally permitted but that may require additional review to ensure consistency with surrounding land uses) that may be unique to the project.

The proposed project Conceptual Site Plan is depicted on Tentative Tract No. 072684. The CUP application encompasses the following:

1. For the Development Program Zone;
2. Offsite fill transport that exceeds 1,000 cubic yards; and
3. Construction of combined retaining and block walls that exceed 6;'
4. Other Design/setback details as described below.

The proposed project includes 53 condominium units on the 3.67 acre project site in a total of 12 buildings. Four different floor plans are proposed as follows:

Plan No.	Bd/Ba	Sq. Ft.	No. of Stories	No. of Units	Total Sq. Ft.	% Mix
Plan 1	3/2.5	1,396	2	12	16,7	23
Plan 2	3/2.5	1,546	2	12	18,5	23
Plan 3	3/3.5	1,744	3	14	24,416	26
Plan 4	3/3.5	2,088	3	15	31,320	28
TOTAL				**53**		

In addition, common recreation facilities including walking paths, a community garden, a spa, picnic tables and BBQs are proposed to be provided. Parking is provided as follows:

Parking Summary Per Lot				
Lot No.	**No. of Units**	**Garage Spaces**	**Surface Parking Spaces**	**Handicap Spaces**
Lot 1	20	40	4	1
Lot 2	33	66	13	1
TOTAL	53	106	17	2
RATIO	**2/DU**		**0.32/DU**	**2% of Total**

A total of 119 parking stalls are required for the proposed project; 106 stalls are provided in 2-car

garages at a ratio of 2 per dwelling unit and 0.25 guest parking stalls are required for a total of 13 stalls. The project is consistent with the parking requirements since a total of 125 parking stalls are provided. However, for Lot 1, four (4) of the parking stalls are proposed to be provided on the lot and one (1) of the guest parking stalls is proposed to be provided on the adjacent Lot 2. This issue is addressed in the Parking Permit Burden of Proof, as required by the County of Los Angeles (Please see attached). The site also has a number of development requirements, unique physical features and topographic conditions through the site that will necessitate the request for setback reductions. The following setback reductions are being requested:

Setback Reductions - Lot 1 of TTM 072684

Setback Request	Building/Unit No.	Required Setback (in Feet)	Proposed Setback (in Feet)	Comments
Front – Telegraph Road	Trash Enclosure (North side of Lot No.1)	15	0	A trash enclosure is proposed with no front setback on Lot 1 adjacent to Telegraph Road. The trash structure is necessary to service the residential project and is only visible from the inside of the private driveway area for the residents within the project.
Front – Telegraph Road	Block Wall (North side of Lot No.1)	15	0	The wall will provide noise, safety, and security from Telegraph Road for the proposed residences. It will also provide an aesthetic transition along the streetscape frontage with street trees. There are varying heights of block walls all along the Telegraph Road frontage within the setback. See attached photos.
Front – Telegraph Road	Unit No. 20	15	12.4	We believe that this corner should be considered a corner side yard setback or side yard setback. If staff concurs, then this corner is consistent with the setback of 10 or 5 feet. However, if staff considers the corner of the building a “front” then the Applicant is requesting a setback reduction for this condition from 15’ down to 12.4.’
Front – Honeysuckle Drive	Unit No. 11	15	10.28	Unit number 11 encroaches into the Honeysuckle Drive front yard setback by 2.7 feet. There is a significant setback buffering the proposed project to the existing homes to the east. The Applicant is requesting a setback reduction for this condition from 15’ down to 10.28.’
Front – Honeysuckle Lane	Wall and Trash Enclosure (Adjacent to Unit No. 12)	15	0	A secondary trash enclosure is proposed on the south side of Lot 1 (also considered another “front” setback adjacent to Honeysuckle Lane. The trash enclosure will be fully enclosed with a block wall and landscaped to mitigate public view. This structure is located within the front yard setback but should not cause an impact on surrounding property owners.

BRANDYWINE HOMES

Setback Reductions - Lot 2 of TTM 072684

Setback Request	Building/Unit No.	Required Setback (in Feet)	Proposed Setback (in Feet)	Comment
Front – Bramblebush Drive	Unit No. 21	15	10.2	Building Number 8 (Units 21-25) front onto Bramblebush Drive. The Applicant is requesting a reduction in the Front Yard setback from 15- to 10.2' in order to allow for the corner cut condition. The building itself is set 18' away from the back of the edge of the sidewalk; however because of the corner cut at the north east corner, the property line is reduced at this edge. Therefore a setback reduction is necessary.
Front – Bramblebush Drive	Unit No. 25	15	10	Unit No. 25, similar to Unit No. 21 also is adjacent to the front property line where the corner cut occurs; Although the building is setback 18'-22' away from the back of the sidewalk, the corner cut on the property line necessitates a setback reduction in this condition, requiring a setback reduction from 15' to 10.'
Front – Bramblebush Drive	Unit No. 26	15	12.7	Bldg. No. 7 sides onto Bramblebush Drive in this location. The edge of Unit No. 26 is setback 20' however, in this location; the north east corner of the building encroaches into the, "front" setback by 2.3.' There will be landscaping to buffer this edge. No impacts are anticipated as a result of this request.
Front – Bramblebush Drive	Unit No. 29	15	10	Unit No. 29 is located within Bldg. No. 5. This building has the added benefit of fronting onto the golf course for its spectacular views of the greens. The south east edge of the building encroaches at the Bramblebush Drive knuckle but is tucked back; No impact on surrounding residents or property owners is anticipated.
Side – North along Telegraph Road	Telegraph Road	5	0	A block, combination retaining, and wrought iron fence is proposed along the side or northerly property boundary. The site drops off as it heads west; therefore a retaining wall is necessary. The retaining wall varies in height up to 9.' A wrought iron wall would also be required on top to ensure safety and prevent falls for the residences. The intention of the wall is to maintain a consistent frontage as well as provide privacy, security and noise abatement from Telegraph Road. The wall is setback 0' from the property line.
Side – North along Telegraph Road – Bike Rack	Telegraph Road	5	2	The applicant is proposing a bike rack within the north property line of Lot no. 2. The bike rack would be setback 2' from the property line behind the block wall to comply with the LA County Health Ordinance provisions.

This Conditional Use Permit application contemplates all the items listed above and the detailed Site Plan as well as Tentative Tract Map 072684.

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

The development of the 53 town home project will not impact or compromise the surrounding communities located adjacent to the site and in the surrounding community. The Project will provide infrastructure and facilities including street improvements, water supply, sewer connection, fire flow, and fire access. For a short period of time, construction activities may impact adjacent properties but mitigations (noise and air quality) will be applied to minimize these impacts. No negative impacts are anticipated in conjunction with the proposed residential use.

2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**

   The proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Amenities like the golf course, meandering walkways and updated health ordinance compliance improves the surrounding community cohesion. From a financial perspective, surrounding communities could benefit from increased home values as well, since not many projects have been constructed in the area recently.

3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

   The development is not anticipated to create any health or safety issues affecting the general welfare of the public. There are already residential uses surrounding the property therefore no additional impacts associated with the residences are anticipated. These homes are consistent in that they share the same hours of operation, their peak periods include the evenings and weekends like other residential uses in the immediate vicinity. Therefore the project is not anticipated to be a menace to public health, safety or general welfare.

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

   The proposed development site is made up of 4 parcels. A Certificate of Compliance and a lot line adjustment has been processed (RCOC T20130012 – 15 / RLLA T201300010) to break out the proposed 3.67 acre residential development from the existing Candlewood Golf Course facility. The site can accommodate all required improvements i.e. yards/ landscaping, walls/fences, parking etc. on-site without impacting neighbors or perimeter property lines. The

developer will coordinate with the surrounding property owners prior to construction commencing. The Project conforms to setbacks specified for the R-3 DP zone, Title 22, Chapter 22.20. Adequate parking is provided per Sec. 22.1180 of LA County Code. Road widths and turn-arounds have been designed to conform to LA County Fire Dept. Standards, Fire Apparatus Turnaround Standard Pumper.

C. That the proposed site is adequately served:

1. By highways or streets sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

The main ingress and egress for the proposed development is situated on Bramblebush Avenue off of Telegraph Road. This ultimate road way width is 80' wide in total. Each lane width will be 20' wide and the remaining balance will be in the median. It is anticipated that a left turn lane will be implemented to allow for fluid traffic on Bramble Bush as depicted on the attached conceptual site plan. Road widths and turn-arounds have been designed to conform to LA County Fire Dept. Standards, Fire Apparatus Turnaround Standard Pumper. Therefore the project will be adequately served by streets necessary to carry the traffic generated by the proposed project.

2. By other public or private service facilities as are required.

The project will be served by the following facilities:

i. Los Angeles County Fire Department
ii. Los Angeles County Sheriff
iii. Southern California Edison
iv. Verizon
v. Sewer / LA County
vi. Orchard Dale Water District

The residential townhome project will incorporate private streets. The project will be adequately served by utility and service providers. Therefore no significant issues are anticipated in conjunction with providing service to and for the subject site.

Parking Permit No R201400009 Burden of Proof

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.. Parking is provided on the site over Lots 1 and 2 as follows

Parking Summary Per Lot				
Lot No.	**No. of Units**	**Garage Spaces**	**Surface Parking Spaces**	**Handicap Spaces**
Lot 1	20	40	4	1
Lot 2	33	66	13	1
TOTAL	53	106	17	2
RATIO	**2/DU**		**0.32/DU**	**2% of Total**

Request to Relocate One (1) Guest Stall from Lot 1 to Lot 2

On Lot 1, a total of five (5) guest parking stalls are required to be provided and a total of five (5) guest parking stalls will be provided. The applicant is not requesting a reduction in the number of parking stalls in this application. The applicant is requesting that one (1) of the required five (5) guest parking stalls required for Lot No. 1 of Tract Map 72684, be allowed to be provided in the adjoining Lot No. 2 of the same tract and project. This is one cohesive project; however, because of the unusual configuration as a two-parcel project, all but one guest stall for Lot 1 can be provided on-site. The applicant is not proposing approval for relocation of the parking stall from Lot No. 1 to Lot No. 2. A parking stall relocated to the other side of the same project will not cause undue hardship on the property owners or the surrounding area and it will be maintained by the Homeowners Association.

Request to Allow Parking Stalls P3 and P4 on Lot 1 a Reduced Stall Size

The Applicant is requesting permission to:

1. Locate two of the guest stalls (P3 and P4) located south of Building No. 1 on Lot 1; and
2. Reduce the size of stalls P3 and P4 from 10' x 24' to 10' x 22.' Since these stalls are parallel and located on the end of the drive aisle, we anticipate no conflicts in having the cars either back out of the stall or move forward directly from the stalls. There are no obstructions in front or behind the stalls; each stall will have one open end in order to maneuver out of the parking stalls.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

No conflicts are anticipated in conjunction with this proposal. All of the private garage parking is proposed in a side-by-side configuration. Storage, blocking the use of the garage parking stalls will be prohibited by the Homeowners Association (HOA). The HOA shall be responsible for monitoring all parking facilities within the project boundaries, and only one association will oversee Lot 1 and Lot 2 as a singular community. A total of five (5) parking stalls are required for Lot 1 and fourteen (14) guest parking stalls are required for Lot 2. The applicant is proposing a total of four (4) guest parking stalls to be located in Lot 1 and the fifth guest stall will be located in Lot No. 2 for a total of fifteen guest stalls in that portion of the project (Please refer to the TM and Site Plan Exhibits).

In addition, CC&Rs will be prepared, adopted and accepted by all homeowners within the community. All of the open guest parking stalls will be provided to both sides of the community. All of the facilities will also be maintained, monitored and self-contained within the community. Therefore, The HOA board shall monitor the guest parking and no conflicts are anticipated.

C. The off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

No off-site leases, leases of less than 20 years, rear lot transitional parking lots are associated with this proposal. As discussed above, all guest parking stall/s, shall be maintained and monitored by the community Homeowners Association. All homebuyers will be required to comply with a comprehensive set of Conditions, Covenants and Restrictions as to the disposition, use and maintenance of the open guest parking stalls. Therefore, no conflicts are anticipated and no burdens will be placed on the County resources in regard to parking facilities.

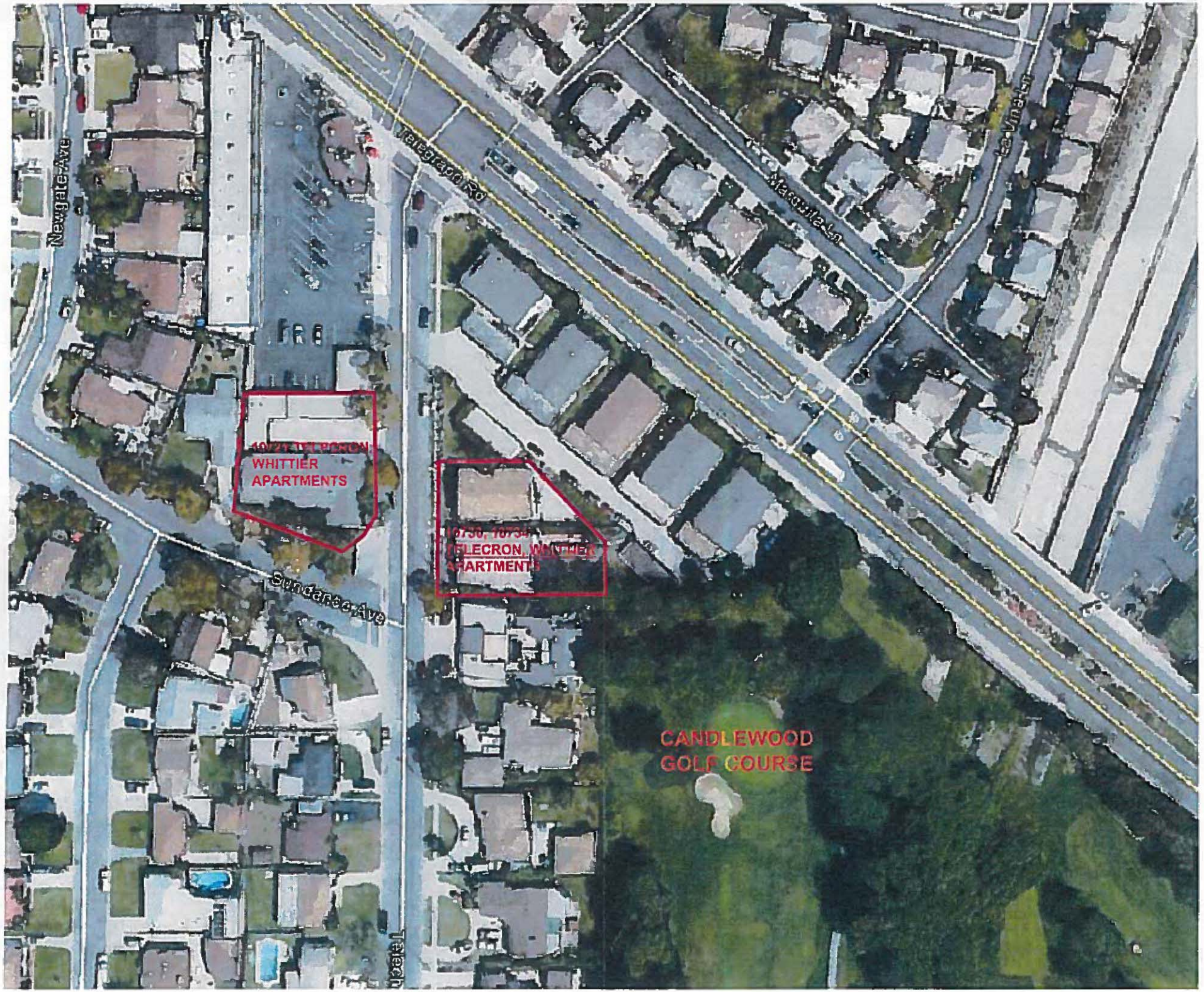
D. That the requested perking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

The project will be adequately served within the site (between the two lots) and no off-site impacts are anticipated. The HOA, through the CC&Rs will also restrict parking in off-site areas as appropriate.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The subject site meets all of the required development criteria for this housing type, is compatible with the surrounding neighborhood and property and will not cause a significant impact in regard to parking. The project will provide a much-needed new housing resource to the community will generate jobs and demand for commercial uses and services. Therefore, the

project is consistent with the surrounding area and the approval of this parking permit, transferring one guest parking stall to the adjacent lot, will not cause a negative impact.


Newgate Ave
Telegraph Rd
Marquita Ln
La Vina St
WHITTIER
APARTMENTS
Sundance Ave
CANDLEWOOD
GOLF COURSE

CANDLEWOOD
GOLF COURSE
11606 VALLEY VIEW,
WHITTIER
TOWNHOMES
20 UNITS
0.8 ACRES
25 DU/AC
11626,11710,11716
VALLEY VIEW, WHITTIER
TOWNHOMES
20 UNITS
1.15 ACRES
17.4 DU/AC
11716, 11720
VALLEY VIEW, WHITTIER
TOWNHOMES
21 UNITS
0.9 ACRES
23 DU/AC
Chadsey Dr
Valley View Ave
Leffingwell Rd
©2014 Google
33°55'27.49" N 118°01'

CANDLEWOOD
GOLF COURSE
TOWNHOMES
24 UNITS
1.2 ACRES
20 DU/AC
TOWNHOMES
18 UNITS
0.9 ACRES
20 DU/AC
COTEAU DRIVE
TOWNHOMES
16 UNITS
0.65 ACRES
24.6 DU/AC
TOWNHOMES
66 UNITS
3.3 ACRES
20 DU/AC
Leffingwell Rd
Loma Dr
© 2014 Google

TENTATIVE MAP DATED 11-19-2014
EXHIBIT "A" MAP DATED 11-19-2014

The following reports consisting of 14 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 ordina
2. nces, 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.

3. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

4. 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.

5. 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.

6. 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.

7. 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.

8. If applicable, quitclaim or relocate easements running through proposed structures.

9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.

10. Place standard condominium notes on the final map to the satisfaction of Public Works.

11. 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.

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

13. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

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

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

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

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

HCJ KC

Prepared by John Chin Phone (626) 458-4918 Date 12-03-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 072684

TENTATIVE MAP DATE: 11/19/2014
EXHIBIT MAP DATE: 11/19/2014

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

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 10/02/2014 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 12/02/2014 Phone (626) 458-4921
Andrew Ross

PCA LX001129/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

Tentative Tract / Parcel Map	72684	**Tentative Map Dated**	**11/19/14 (Exhibit)**
Grading By Subdivider? [Y] (Y or N)	____ yd^3	**Location**	Whittier
Geologist	---	**Subdivider**	Brandywine Homes
Soils Engineer	---	**Engineer/Arch.**	DMS Consultants, Inc.

Parent Tract ____
APN ____

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:

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

2. 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.

3. The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.

Prepared by

Jeremy Wan
Soils Section

Ricardo Lopez-Maldonado
Geology Section

Date 12/11/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

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

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

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

2. Dedicate additional right of way at the knuckle intersection of Bramblebush Avenue and Honeysuckle Lane along the property frontage to the satisfaction of Public Works.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.

4. Construct new driveway entrance to meet ADA requirements on Bramblebush Avenue to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.

5. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.

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

7. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.

8. Construct full-width sidewalk and curb ramps at all returns.

9. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

10. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.

11. Execute a covenant for private maintenance of curb/parkway drains; if any and

landscaped median/parkway along the property frontages to the satisfaction of Public Works.

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

13. If a median opening along Bramblebush Avenue is required to meet Fire Department's access requirements, provide a minimum pavement width of 22 feet to accommodate our minimum requirements for left turn pockets on both southerly and northerly directions. The striping and median detail as shown on the Exhibit "A" plan view and typical section are not necessarily approved and are subject to design modifications to the satisfaction of Public Works. A detailed 1" = 40' scaled striping plan may be required to the satisfaction of Public Works.

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

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

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

    b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment

balloting favor levy of assessment) prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer 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/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

1) 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.

2) Submit a map of the proposed development including any roadways conditioned for street lights 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 of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 072684

TENTATIVE MAP DATED 11-19-2014
EXHIBIT MAP DATED 11-19-2014

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

   b. 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.

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

   d. 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.

3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Name N. Said Date 11-25-2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 072684 (Rev.)

TENTATIVE MAP DATED 11-19-2014
EXHIBIT MAP DATED 11-19-2014

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. Proposed main line sewers along Telegraph Road shall be constructed 6 feet from curb (on pavement/street side). Provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.

3. A sewer area study for the proposed subdivision (PC12214AS, dated 07-02-2014) 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.

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

5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

6. Submit a recorded waiver and agreement for the proposed mainline sewer to be constructed under the block wall prior to the sewer improvement plan approval.

Prepared by Imelda Ng Phone (626) 458-4921 Date 11-20-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 072684 (Rev.)

TENTATIVE MAP DATED 11-19-2014
EXHIBIT MAP DATED 11-19-2014

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

2. 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/lot.

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

4. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

5. This tentative map is recommended for approval through the term of the will serve letter issued by the water purveyor which will expire on 01/23/2015. Should the tentative map not be approved prior to expiration, the approval shall be withheld until the water purveyor has re-issued its will serve letter.

6. The applicant shall comply with the requirements as indicated on the attached letter dated 07/23/2014 from the Orchard Dale Water District to the satisfaction of Public Works.

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

8. Depict all line of sight easements on the landscaping and grading plans.

9. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.

10. 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 Imelda Ng Phone (626) 458-4921 Date 11-20-2014

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Orchard Dale
WATER DISTRICT
13819 E. Telegraph Road, Whittier, CA 90604 • *Office:* (562) 941-0114 • *Fax:* (562) 944-6384 • *Web:* www.odwd.org

WILL SERVE LETTER

July 23, 2014

Sandy Zundell, Project Manager
Brandywine Homes
16580 Aston, Irvine, CA. 92606
Ph: (949) 296-2400 Ext. 105
14000 Telegraph Rd,
Whittier, CA 90602
Phone (909) 581-0676

Water Service Availability, for 14000 Telegraph Rd, Whittier, CA 90602
Tentative tract number 72684

Mrs. Sandy Zundell

The referenced development ("Development") located in Whittier, California lies within the service area of Orchard Dale Water District ("District"). The District is prepared to provide water service to the Development subject to the following conditions and reservations:

1) Developer shall submit to District all plans, designs and fire department requirements for the Development in order that the District may design the necessary distribution system and other facilities required for the Development in accordance with District Rules and Regulations.

2) Developer shall, In accordance with District Rules and Regulations, pay all required fees and charges including any required deposit amounts in order to process plans, designs, and complete construction of the required on-site and off-site improvements.

3) Developer shall comply with District Rules and Regulations in force and effect at the time water service is requested and those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the subject Development.

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Orchard Dale
WATER DISTRICT
13819 E. Telegraph Road, Whittier, CA 90604 • *Office:* (562) 941-0114 • *Fax:* (562) 944-6384 • *Web:* www.odwd.org

4) Developer acknowledges that water service to the Development shall be subject to availability of water. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The developer further acknowledges that this letter does not constitute any guaranty that at the time of connection water service will be available for the Development.

5) Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent. **The proposed property meter respectfully will serve a commercial facility and/or 53 Condo units which will require their own individual meters. The development of additional structures at this address will require their own meters, completely separate from any existing service connections (Fire Meter, Irrigation Meter, & Domestic Meter).**

6) Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such development.

7) This letter and any representation made herein shall be null and void six (6) months from the date hereof if water service has not been installed. The developer shall not be entitled to any water connections not made at time of the expiration of this letter.

8) At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.

9) The developer for itself and on behalf of its successors agrees to defend, at developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The developer agrees to reimburse the District for any costs, fees or expenses the district may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by developer.

Orchard Dale
WATER DISTRICT
13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: www.odwd.org

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10) All service pursuant to this letter shall be in accordance with District Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

Sincerely,

Randall Silvett –Superintendent
Orchard Dale Water District

Accepted this _____ day of _____, 2014

Brandywine Homes – Sandy Zundell

By: _____
(Signature)

_____
(Print Name)

_____
(Title)

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 72684 MAP DATE: November 19, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT 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. 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.

3. A reciprocal access agreement is required for the private driveway since it will be shared access by all future units. Submit documentation to the Fire Department for review prior to Final Map clearance.

4. The Private Driveways and Fire Lane shall provide a minimum paved unobstructed width of 26 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 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. The fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: December 09, 2014

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

PROJECT: TR 72684 MAP DATE: November 19, 2014

7. All proposed pedestrian gates shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

8. The proposed Stamped Concrete shall provide a minimum width of 26 feet and be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.

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

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

Reviewed by: Juan Padilla Date: December 09, 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 72684 MAP DATE: November 19, 2014

CONDITIONS OF APPROVAL - WATER

1. Install **5** public fire hydrant(s). As noted on the Exhibit A.
   Location: AS PER MAP FILED IN OUR OFFICE.

2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

3. The required fire flow from the required public fire hydrants for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

4. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

5. 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.

8. An approved automatic fire sprinkler system is required for all 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.

Reviewed by: Juan Padilla Date: December 09, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	**72684**	DRP Map Date: **11/19/2014**	SCM Date: **/ /**	Report Date: **12/16/2014**
Park Planning Area # **2**	**SOUTH WHITTIER / EAST LA MIRADA**			Map Type: **REV. (REV RECD)**

Total Units **53** = Proposed Units **53** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.50**
IN-LIEU FEES:	**$127,997**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $127,997 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:**

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

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

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

By: Kathline King

Kathline J. King, Chief of Planning

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November 25, 2014 13:24:38
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **72684**	DRP Map Date: **11/19/2014**	SMC Date: **/ /**	Report Date: **12/16/2014**
Park Planning Area # **2**	**SOUTH WHITTIER / EAST LA MIRADA**		Map Type: **REV. (REV RECD)**

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **53** = Proposed Units **53** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.83	0.0030	0	0.00
M.F. < 5 Units	**3.38**	**0.0030**	**14**	**0.14**
M.F. >= 5 Units	**3.10**	**0.0030**	**39**	**0.36**
Mobile Units	2.51	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.50**

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.50	$255,994	**$127,997**

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**
0.50	0.00	0.00	0.50	$255,994	**$127,997**

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November 25, 2014 13:24:46
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COUNTY OF LOS ANGELES
Public Health

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

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

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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

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December 5, 2014

Tentative Tract Map No. 072684

Vicinity: Whittier

Tentative Tract Map Date: November 19, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072684** based on the use of public water (Orchard Dale Water District) and public sewer (County of Los Angeles Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA M.T
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

Environmental Checklist Form (Initial Study) - DRAFT

County of Los Angeles, Department of Regional Planning

Project title: "Candlewood Golf Homes" / Project No. R2014-00667 / Tentative Tract Map No. 072684, Plan Amendment No. 201400002, Zone Change No. 201400002, Conditional Use Permit No. 201400028, Parking Permit No. 201400009, Environmental Assessment No. 201400058

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

Contact Person and phone number: Lynda Hikichi, (213) 974-6433

Project sponsor's name and address: Candlewood Country Club, 14000 Telegraph Road, Whittier, CA 90604

Project location: 14000 Telegraph Road, Whittier, CA 90604
APN: 8030-008-011 and 8030-023-024 *USGS Quad*: Whittier

Gross Acreage: 3.67 acres

General plan designation: O (Open Space) – 1.94 acres and Category 1 (Low Density Residential: 1-6 dwelling units/acre) – 1.73 acres

Community/Area wide Plan designation: N/A

Zoning: C-3-BE (Unlimited Commercial – Billboard Exclusion Zone) and A-1 (Light Agricultural Zone)

Description of project: The Candlewood Golf Homes project is a proposed 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 acre (3.62 net acres) project site is located within the Candlewood Country Club property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The part of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square feet cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed.

Surrounding land uses and setting: The 3.67-acre project site is located on the south side of Telegraph Road. St. Gregory the Great Church and Catholic School is located north of the project site, across Telegraph Road. Single-family residential units are located north of the project site, along the northern frontage of Telegraph Road. The project site is bounded on the west and south by the golf course located within the Candlewood Country Club. The main clubhouse and banquet facilities are also located to the south of the site. The project site is generally bounded on the east by a single-family residential

neighborhood which extends along Honeysuckle Lane. One single-family home abuts the east side of the project site. A mobile home park is also located to the north of Telegraph Road, west of Victoria Avenue. A single-family residential neighborhood is located to the east of the St. Gregory the Great Church along Biella Way

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

Public Agency	*Approval Required*
Department of Public Work	Building, Grading, and Demolition Permits

Major projects in the area:

Project/Case No.	Description and Status
R2012-01200 / RCUP 201200075	Approved on Jan. 15, 2013 for co-location on an existing monopine, located at 14000 Telegraph Road.
R2010-00333 / RCUP 201000095	Submitted on July 8, 2010 to authorize a roof-mounted Wireless Telecommunications Facility, located at 13931 and 13935 Telegraph Road.
86199 / CP 86199 / ZC 86199	Denied on July 15, 1987 for restaurant in existing Sheriff Academy and zone change from RA-6000 to C-3, located at 11515 S. Colima Road.
99118 / CP 99118	Approved on November 9, 1999 for 35-bed adult residential facility, located at 13973 Telegraph Road.
98186 / TR 52761 /CP 98186	Approved on December 7, 1999 for density bonus and DP addendum compliance and recorded on October 4, 2000 for 43 detached new condominiums on 5.39 acres, located at 13701 Telegraph Road
95050 / PM 24231	Approved on October 3, 1995 for two single-family lots on 0.35 ac, located at 10651 Victoria Avenue
93192 / RCUP 200900045	Approved at HO on Feb. 16, 2010 for continued operation of an existing wireless telecommunication facility located at 5950 Pioneer Blvd.
93073 / CP 93073 / ZC 93073	Approved on July 28, 1993 for restaurant and banquet center, located at 11515 S. Colima Road. Zone Change was adopted on August 16, 1994 to change the zoning from C# & RA-6000 to C-3-DP-BE.
92210 / PM23664	Recorded on June 2, 1993 for four-unit condominium, located at 10740 Telechron Avenue.
89546 / TR 48704	Recorded on December 27, 1990 for 23 single-family lots on 4.7 acres, located at 14015 Telegraph Road
85507 / CP 85161	Approved on December 12, 1985 for four condo units, located at 10806 Telechron Avenue.

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
- ☒ South Whittier School District
- ☒ Whittier Union High School District

Regional Significance

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

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)
- ☒ Division of Oil, Gas, and Geothermal Resources
- ☒ Dept. of Toxic Substances Control

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 Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 7-23-2015

Signature (Approved by) — Date: 7/23/15

1. AESTHETICS

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

The project site is not adjacent to or in proximity to a designated scenic highway. There are no significant ridgelines adjacent to the subject property. The Puente Hills and the San Gabriel Mountains are located to the north of the project site approximately 2.6 miles and 17.5 miles, respectively. The subject property is located within the Candlewood Country Club. A portion of the subject property is currently vacant and another portion is part of the golf course. A development of 53-unit condominiums will affect a portion of the existing open landscaping of the golf course but should not affect the existing residential neighborhood pattern. The proposed project is located within an established urbanized residential community and the residential development will not adversely affect a scenic vista.

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

The closest County Regional riding or hiking trails to the project site are the Schabarum Skyline Trail located approximately 4.3 miles north of the subject property and the San Gabriel River Trail located approximately 4.1 miles west of the subject property. The subject site is not visible from the Schabarum Skyline Trail or the San Gabriel River Trail, and will not obstruct or impact views from these trails or any other trails (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 proposed project for 53-unit residential condominiums is compatible with the residentially developed neighborhood, and does not impact scenic resources. No historic structures are found within the site (http://ceres.ca.gov/geo_area/counties/Los_Angeles/landmarks.html, accessed February 25, 2015). There are no oak trees on site. Vegetation on the project site includes ground covering, shrubs, and trees as part of the golf course landscaping. The proposed project entails the development of 3.67 gross acres (3.62 net acres) of an existing 102.36 acres Candlewood Country Club for 53-unit residential condominiums. Due to the previous use of the site as a golf course, the project is proposed on an already disturbed area. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, 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?	☐	☐	☒	☐

The construction of 12 residential buildings to house 53 condominium units should not degrade the existing

visual character, since the residential use is compatible with the other surrounding residential uses in the neighborhood. The project entails a subdivision for condominium purposes of 53-units within an existing golf course. Only 3.67 acres of 102.36 acres of the Candlewood Country Club, approximately 3.5%, is proposed to be developed into residential units. The project should not degrade the visual character of the community.

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

The proposed residential development will be subject to the applicable County zoning standards and requirements including limiting the height of structures. The project site is located in an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc.) but should not adversely affect day or nighttime views of the area. The construction of the condominium units should not create substantial shadows, light, or glare, since the residential buildings are compatible uses with the other surrounding residential buildings in the neighborhood.

2. AGRICULTURE / FOREST

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 project site has been zoned A-1 since 1941 and C-3-BE since 1984, and is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/so_cal_urban_change_0810.pdf, accessed on February 26, 2015).

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

The project site is currently zoned A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial-Billboard Exclusion) zones. The project site was zoned A-1 in 1941 and C-3-BE in 1984. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (source: GIS accessed February 26, 2015).

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 project site. The Angeles National Forest is located approximately 17.9 miles from 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 project site. The Angeles National Forest is located approximately 17.9 miles from the project site.

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

There is no forest land within the project site. The Angeles National Forest is located approximately 17.9 miles from the project site.

3. AIR QUALITY

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

The project site is located within the South Coast Air Quality Management District (SCAQMD). The project entails the development of 53 attached residential condominiums dispersed in twelve (12) detached buildings. The addition of 53 residential units should not exceed the SCAQMD's Air Quality Significant Thresholds. A Plan Amendment is required to allow the proposed 53 attached residential condominium units. The 53 units will be clustered into twelve (12) buildings over the 3.67 acre project site. The proposed project entails a plan amendment from the existing O (Open Space) designation and category 1(1-6 dwelling units per acre) to category 3 (Medium Density Residential, 12-22 dwelling units per acre). The proposed change in land use will not adversely affect any regional population, housing, and employment projections prepared by SCAG (Southern California Association of Governments). The development of 53 residential units after the recordation of the final map should not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

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

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

The proposed project entails developing portions of the existing Candlewood Country Club into two multi-family residential parcels. The development of 53 residential condominium units should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD's District Rule 43 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

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

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 53 residential condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 53 units will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations.

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

The project is not considered a sensitive land use. The closest freeways to the project site are the Santa Ana Freeway (Interstate 5 Fwy) and the San Gabriel River Freeway (Interstate 605 Fwy), located approximately 2.6 miles to the south and 3.6 miles to the west, respectively. The project site is surrounded by single-family residences and multi-family residential buildings and golf courses. 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 developing 53-unit residential condominiums would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. 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

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

The project site is located in an urbanized area. There are no sensitive or unique biological resources located within the project site or in the adjacent properties. There are no habitats for sensitive species within the project site. The project will be subject to state and federal laws related to impacts to nesting birds. The only known threatened species in the area is the *Riparia riparia* commonly known as the bank swallow. The last observation date for this species was July 4, 1894. The proposed project should not result in any impacts to any candidate, sensitive, or special status species

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?	☐	☐	☒	☐

There is no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries. There are no oak trees located within the project site. New trees and landscaping will be provided as part of the site's development. The proposed project should not result in any significant adverse impacts on natural or riparian habitats. The project site is not located within a Significant Ecological Areas (SEAs). The closest SEAs are the Sycamore & Turnbull Canyons (3.9 miles), Rio Hondo College Wildlife Sanctuary (6.2 miles), Whittier narrows Dam County Recreation Area (6.3 miles), Powder Canyons-Puente Hills (6.34 miles), and Tonner Canyon-Chino Hills (8.5 miles). The closest proposed SEA is the Puente Hills located approximately 2.9 miles from the project site.

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

The proposed project entails developing portions of the existing Candlewood Country Club into two multi-family residential parcels for the development of 53 residential condominium units. The project site does not contain any rivers, channels, or streams. However, the La Canada Verde Creek Channel, Coyote Creek Channel, and Leffingwell Creek are located approximately 581 feet from the project boundaries. The project should not result in any significant adverse impact on any protected wetland area or designated blue line stream.

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 53-unit residential condominiums are proposed in an urbanized and developed area, and the project site does not present connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees.

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

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

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

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

The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance. 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."

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

The project site does not contain paleontological resources or sites, unique geological features, or rock formations. However, in the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find.

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

There is no record of human remains on the project site. If human remains are discovered as a result of site

disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource of human remains in place until a qualified archaeologist can examine and determine appropriate mitigation measures.

6. ENERGY

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

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

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

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The project site is located 4.3 miles southwest to the nearest fault zone. 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 Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The project site is located 4.3 miles southwest to the nearest fault zone. 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 Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

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

A small area located to the northwest of the proposed Building 12 at this site is located within a liquefaction zone. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within this area.

iv) Landslides?	☐	☐	☐	☒

The project site is not located within the landslide zone. The project site is located 2.6 miles southwest from the nearest landslide zone. The project site is not located near any mountains or hillsides that could generate potential landslides.

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

The project site is located within an urbanized area. The proposed development of 53 residential

condominium units requires a cut of 9,000 cubic yards and fill of 3,500 cubic yards and export of 3,670 cubic yards. Since the project site is currently utilized as part of the golf course, no impacts involving loss of topsoil are anticipated. Potential erosion will be further minimized through the application of Best Management Practices (BMPs).

In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a MS4 Permit (Municipal Separate Storm Sewer System, effective December 2012) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. The proposed project should not cause substantial soil erosion or the loss of topsoil.

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

A small area located to the northwest of the proposed Building 12 at this site is located within a liquefaction zone. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within this area.

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 considered expansive. The 53-unit residential condominiums will be required to comply with the Los Angeles County building code, 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 Candlewood Country Club contains areas with slopes exceeding 25 percent, but the project site does not contain slopes over 25 percent, and thus is not subject to the Hillside Management Area Ordinance.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 development of 53 residential condominium units. Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate GhGs that would 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 development of 53 residential condominium units. Considering its scale and requirements of the County's Green Building Ordinance, it is not expected that the project will generate GhGs that would 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.

The Los Angeles Regional Climate Action Plan is a method for measuring and forecasting GhG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GhG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GhG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. This will be the final CAP document that will be presented to the Board of Supervisors for approval. The proposed project will be in conformance with any pertinent section of the Climate Action Plan.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 53-unit residential condominium project is proposed within a portion of an existing golf course. The 3.67 acre project site currently has a building used for golf cart storage and maintenance. This 3,640 sq. ft. building is proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails an export of 3,670 cubic yards to the Puente Hills Material Recovery Facility, located approximately 10.49 miles north from the project site. The export of 3,670 cubic yards of graded materials should not create a hazard to the public or the environment.

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources (DOGGR). The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil impacts should also be assessed at the project site.

In the event that field personnel encounter any presence of methane, all work shall halt and the district office of DOGGR must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.

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 53-unit residential condominium project is proposed within a portion of an existing golf course. The 3.67 acre project site currently has a building used for golf cart storage and maintenance. This 3,640 sq. ft. building is proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment or result in any accidental condition that could affect the public or the environment.

The proposed project entails an export of 3,670 cubic yards to the Puente Hills Material Recovery Facility, located approximately 10.49 miles north from the project site. The export of 3,670 cubic yards of graded materials should not create a hazard to the public or the environment.

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

Within 1,500 feet from the project site there are single-family residences, multi-family residences, a mobile home park, Telechron Elementary School, Mckibben (Howard) Elementary School, strip mall with market, car wash, tire store, Senior Housing, Los Angeles Sheriff Training Facility, and St. Gregory Church School and Rectory. The proposed development of 53 residential condominium units will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not jeopardize the residences located within 1,500 feet of the project site.

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

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (http://www.envirostor.dtsc.ca.gov/public/). There are no hazardous material sites within 4000 feet of the project site. One hazardous material site, General Disposal at 12605 Marquardt Avenue, is located within 5000 feet of the project site.

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. There are no public airports in the Whittier area. The nearest airport (Fullerton Airport) is approximately five miles from the project site.

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. The nearest airport (Fullerton Airport) is approximately five miles from the project site.

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

The project is proposed along Telegraph Road, which is designated as a Highway Disaster Route in the General Plan Update. Access to the proposed development is off of Telegraph Road on Bramblebush Avenue. Residents will be using Telegraph Road via Bramblebush Avenue to enter into the residential development. The proposed project would not impede emergency responders from using the route as planned. 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. The project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area.

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 (Telegraph Road, Leffingwell Road, Carmenita Road, Imperial Highway, and Valley View Avenue).

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

The Fire Department has determined that installation of five public fire hydrants will be required, and the required fire flow from the required public fire hydrants for this development is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

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

The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area. The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site located within an existing country club with golf course, club house, and banquet rooms. The project site is surrounded by other residential uses, church, schools, and commercial buildings. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

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 project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area. The proposed project for the development of 53-unit residential condominium units does not entail the use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

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

The proposed project received will-serve letters from the Orchard Dale Water District dated July 23, 2014 and the County of Los Angeles Sanitation District dated April 17, 2014. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of a 53-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

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

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

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Orchard Dale Water District for the use of public water and public sewer. The proposed project will not impact local ground water supplies. One water well has been identified within the Candlewood Country Club. Since the proposed project will be connected to public water, the project site should not influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, http://geotracker.waterboards.ca.gov/gama/gamamap/public/ accessed March 5, 2015).

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

The project entails developing portions of the existing Candlewood Country Club into residential units. The proposed project entails the development of 53 residential condominium units. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns.

The construction of the residential condominium units should 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. The La Canada Verde Creek runs through the Candlewood Country Club, but the project site does not contain a stream or a river. The project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2014, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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

The project entails developing portions of the existing Candlewood Country Club into 53 residential condominium units. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. The construction of the residential condominium units should 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. The La Canada Verde Creek runs through the Candlewood Country Club, but the project site does not contain a stream or a river. The project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2014, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4 for managing and minimizing the amount of runoff leaving the project site, thus not substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

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

The proposed project entails the development of 53 residential condominium units, a club house with a deck and spa, and a community garden. The spa will have standing water, but the Homeowners Association shall be required to have proper maintenance procedures that will prevent increased habitat for mosquitoes and other vectors that transmit diseases. The applicant is not proposing a swimming pool.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	☐	☐	☒	☐

drainage systems or provide substantial additional sources of polluted runoff?

There are no drainage courses within the project site. The project would not substantially alter existing drainage patterns on the subject property and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

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

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 53 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

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

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

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

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

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

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

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

k) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

The proposed project of developing 53 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

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

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

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

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

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

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM"). The subject property is not located within the Dam Inundation Area. However, the Santa Fe Dam is located approximately 13.1 miles from the project site. The project site may be subject to flows from a potential dam or levee failure, but its location 13.1 miles from the nearest dam means such a risk is less than significant.

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

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

11. LAND USE AND PLANNING

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

The proposed project entails the development of 53 residential condominium units within an existing golf course surrounded by single-family and multi-family residences of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

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

The project site is located within the Countywide Land Use Plan and has land use categories of "1" (Low Density Residential, 1 to 6 dwelling units per acre) and "O" (Open Space). The land use categories are proposed to be changed to "OS-PR" (Parks and Recreation) under the General Plan Update. The applicant is proposing a General Plan Amendment to amend the current land use categories to category "3" (Medium Density Residential, 12 to 22 dwelling units per acre). The proposed project is inconsistent with the current land use categories. However, the plan amendment and the zone change from A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial – Billboard Exclusion) to R-3-DP (Limited Multiple Residence-Development Program), will make the proposed project consistent with the new land use category and zones. The proposed residential project maintains the established community character of residential developments in the neighborhoods. 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 applicant is requesting a zone change from A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial – Billboard Exclusion) to R-3-DP (Limited Multiple Residence-Development Program). Upon the adoption of the zone change and the plan amendment, the proposed project will be consistent with the new land use category and zones. The amended land use designation and new zoning will allow the project site suitable for residential developments.

A conditional use permit (CUP) is required for the establishment of a Development Program within the "DP" zoning overlay. The applicant is requesting a setback modification through the CUP to reduce the required 15 feet front yard setback to 10 feet, reduce the building separation from 6 feet to 4.5 feet for accessory structures, and to allow trash enclosures within the front yard setback. A parking permit is also required to allow a reduction of one guest parking space for Lot 1 and relocate one of the required guest parking spaces from Lot 1 to Lot 2. In addition, the applicant is also requesting through the Parking Permit, to reduce the size of two parallel parking spaces (P3 and P4, located south of Building No. 1 on Lot 1) from

10 ft. by 24 ft. to 10 ft. by 22 ft. The applicant has applied for all of these permits; therefore, the project would not conflict with the applicable zoning regulations.

There are two Lot Line Adjustment (RLLA) permits for the project site. RLLA 201300010 was recorded on April 14, 2014 (Instrument No. 20140337523). The Candlewood Country Club had multiple parcels and through the lot line adjustments of these parcels, the project site is the result from RLLA 201300010. RLLA 201400024 was recorded on March 24, 2015 (Instrument No. 20150316626) as a correction to RLLA 201300010.

The new conveyance/grant deeds with the new legal descriptions for these parcels were recorded on April 28, 2015 (Instrument No. 20150478786). The new Assessor Parcel Numbers are not yet available at this time.

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

The Candlewood Country Club contains areas exceeding 25 percent in slope, but the project site does not contain any area exceeding 25 percent in slope. The proposed project is not subject to the requirements of the Hillside Management Ordinance.

12. MINERAL RESOURCES

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

Per environmental document prepared by Blodgett/Baylosis Environmental Planning (dated March 10, 2015), "there are two wells located within the Candlewood Country Club boundaries. A 'plugged well' is located within the project site boundaries, just west of the main entryway (Bramblebush Avenue). A second 'dry hole' well is located southwest of the project site further into the Candlewood Country Club property. This well is the Deuel Petroleum Company, Inc. Newdate Unit A1. There are not additional recorded oil wells located within or near the proposed project site." The project shall be designed to ensure that no habitable structure is constructed over the "plugged well." The proposed project will be subject to the requirements and standards for development activities in the vicinity of an abandoned well. The applicant also shall ensure that there is no leakage of methane gas.

The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. The proposed project shall be subject to the current guidelines, standards, and requirements of DOGGR for abandoned wells. Mitigation measures/conditions will be imposed to ensure the project meets DOGGR's requirements for abandoned wells. Per the comment letter of DOGGR, "the project area is within the Newgate oil field…existing well records indicate that one abandoned oil well (Deuel Petroleum Corporation "Newgate Unit A", 037-12976) is within the project area and one abandoned oil well (Chevron USA Inc. "Newgate Unit B", 037-12977) is approximately 300 feet southeast of the project area. If any structure is to be located over or in close proximity of any active, idle, or previously plugged and abandoned well, the well may need to be plugged to current Division specifications. If any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements and approval to perform remedial operations." Prior to construction, applicant will need to contact DOGGR's district office for construction-site plan review.

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources. The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil

impacts should also be assessed at the project site.

The project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site). The Interstate 5 Freeway is about 2.6 miles and Interstate 605 Freeway is about 3.6 miles from the project site. The project will conform to 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 specific thresholds for noise.

The noise from vehicular traffic along Telegraph road affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

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

There are several schools in the project site vicinity that could potentially be exposed to groundborne vibration or groundborne noise levels during construction. The nearest schools are located approximately 328 feet (St. Gregory the Great School and Rectory), 1,114 feet (Telechron Elementary School), 1,916 feet

(Howard Mckibben Elementary School), 2,036 feet (Ceres Elementary School), 3,085 feet (Loma Vista Elementary School), 3,601 feet (Carmela Elementary School), and 3,846 feet (La Colima Elementary School). 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 proposed project should not expose the nearby schools, location ranging from 300 feet to 3,800 feet, to excessive levels of groundborne vibration or noise levels.

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

The project should not generate significant vehicle noise from traffic and parking. The project site is currently utilized as a part of the golf course. 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. The project proposes 53 residential condominium units with 2-car attached garages. Eighteen guest parking spaces are proposed with the residential development. Aside from the normal residential traffic, there will be traffic from neighbors/drivers driving through Bramblebush Avenue to reach Telegraph Road or Honeysuckle Lane (both are designated as public right-of-ways). The proposed project should not result in a substantial permanent increase in ambient noise levels.

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

The construction of the proposed 53 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and would not result in any significant impacts related to a substantial increase in temporary noise. 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. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs.

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. Fullerton Airport is located five miles from the project site.

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. Fullerton Airport is located five miles from the project site.

14. POPULATION AND HOUSING

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

The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes 53 residential condominium units. The proposed development will have access from Bramblebush Avenue via Telegraph Road. The proposed development is consistent with the type of development existing in this area and should not induce substantial growth in the area. However, converting a golf course into housing may possibly set a precedent and induce population growth in areas with golf courses directly by the proposal of new homes and indirectly by road or infrastructure extensions.

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

The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere.

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

The project would not displace any people, necessitating the construction of replacement housing elsewhere. One portion of the project site is currently vacant and other portion is a part of an existing golf course. No residents will be displaced from the development of 53 residential condominium units.

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

The project should not exceed official regional or local population projections. The proposed 53 unit residential condominiums should not exceed this projection. Upon the approval of the plan amendment request, the project will be consistent with the density permitted by the Countywide General Plan. Proposed Lot 1 currently has a land use category of "1" which allows 1-6 dwelling units per acre and proposed Lot 2 has a land use category of "O" (Open Space). The proposed plan amendment request entails amending the current land use categories of "1 and O" into Medium Density Residential - Category 3, which allows 12 to 22 dwelling units per acre. The creation of two multi-family lots for 53 residential units within an existing golf course with land use categories of "1" and "O" may be "over and above" the population projections of the current Countywide General Plan but the population growth from the 53 residential units should be less than significant. The creation of two multi-family lots should not 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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 (#96) is approximately 0.84 mile to the northwest of the project site. No additional fire facilities are required for this project except for five additional fire hydrants, which are being installed at the applicant's expense.

Sheriff protection?	☐	☐	☒	☐

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 3.3 miles from the Los Angeles County Norwalk Sheriff 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 South Whittier School District and Whittier Union High School District ("School Districts"). Considering the scale of the project, the development of 53 residential condominium units is not expected to create a capacity problem for the School Districts. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School Districts.

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 two parks are the Adventure Park, located 0.86 miles away, and Mayberry Park located 1.04 miles from the project site.

Libraries?	☐	☐	☒	☐

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 53 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 South Whittier Library is the nearest library, located 0.8 miles from the project site.

Other public facilities? ☐ ☐ ☒ ☐

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

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

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

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

The project does not include recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.50 acre or an in-lieu fee of $127,997 per the Quimby Act. Since the project does not entail a dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

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

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

17. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

The project should not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth 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.

However, the creation of two multi-family lots for 53 residential units within an existing golf course with land use categories of "1" and "O" may be "over and above" the growth projections of the current Countywide General Plan but the population growth from the 53 residential units should be less than significant. The creation of two multi-family lots should not result in a substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the general plan.

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

The project proposes the creation of two multi-family lots for the development of 53 residential condominium units. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study, as determined by the Department of Public Works.

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

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

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)	☐	☐	☒	☐

or incompatible uses (e.g., farm equipment)?

The project proposes the creation of two multi-family lots for the development of 53 residential condominium units. 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 project proposes the creation of two multi-family lots for the development of 53 residential condominium units. The proposed project of creating two multi-family lots within an existing golf course would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of December 9, 2014.

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

The project site is located along a route identified on the Bikeway Plan as a proposed Class II – Bike Lane on Telegraph Road. The Telegraph Road segment stretches from Carmenita Road to Huchins Drive and measures 2.4 miles. The subject property is located along the proposed Class II – bike lane, but driveways will not take direct access from Telegraph Road, potentially conflicting with bicyclists. The future residents of the proposed project will take access from Bramblebush Avenue via Telegraph Road.

18. UTILITIES AND SERVICE SYSTEMS

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

The creation of two multi-family lots for the development of 53 residential condominium units are 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. The project site will be served by the County Sanitation District of Los Angeles County – District No. 18.

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

The creation of additional multi-family residential parcels 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 the County Sanitation District of Los Angeles County – District No. 18 and has received a "will serve" letter from this district.

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

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

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

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Orchard Dale Water District, which has provided the applicant with a "will serve" letter. Verification of a sustainable source of potable water will still be required at the final map stage.

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 two multi-family residential parcels will not be intense enough that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the projectto provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

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

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating two multi-family lots for the development of 53 residential units should not significantly impact solid waste disposal capacity.

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

The project would be required to comply with federal, state, and local statues and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

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

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density will be compliant after the approval of the zone change and plan amendment. Therefore, the proposed project would have a less than significant impact.

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

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growth, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

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

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources (DOGGR). The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil impacts should also be assessed at the project site.

The project entails the creation of two multi-family lots from an existing golf course of the Candlewood Country Club. The proposed project entails the development of 53 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. However, there are two oil wells within the project site and potentially impact the health, safety or welfare of human beings. The project will be subject to DOGGR's current guidelines, standards, and requirements for abandoned wells. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for abandoned wells; and the project is subject to compliance, assessment, and mitigation for on-site contamination issues.

Therefore, the proposed project would have a less than significant impact with mitigation.

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 ï August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birdsôhabituation to them; and the terrain, vegetation, and birdsôlines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning (DRP) and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests. Special-Status Roosting Batsð To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken: ÅTo the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. ÅIf trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		ÅEach tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats. ÅIf bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building. ÅMaternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsendôs big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Bat Relocationð If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW. In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by DRP and CDFW. A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.				
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
5.2	Cultural Resources	Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLDÕs recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLDÕs recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
9.1	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of on-site contamination, all work shall halt and the Regional Water Quality Control Board or Fire Department must be contacted to obtain information on the requirements for assessment and mitigation for on-site contamination issues.	Submittal of compliance report.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, Regional Water Quality Control Board, Fire Department, or designee
9.2	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of methane, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee
12.1	Mineral Resources	If any oil wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements and approval to perform remedial operations.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
12.2	Mineral Resources	Due to presence of abandoned oil wells within the project area and to ensure proper review of the proposed project, applicant shall contact DOGGR's district office for construction-site plan review.	Submittal of site plans to DOGGR's district office for review after map recordation. Submittal of compliance report to Regional Planning.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), or designee
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2014-00667 / VESTING TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant	Date
Staff	7-23-2015 Date

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

April 15, 2015

Lynda Hikichi, AICP
Los Angeles County
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Hikichi:

INITIAL STUDY, "CANDLEWOOD GOLF HOMES", PROJECT NO. R2014-00667, TENTATIVE TRACT MAP NO. 072684, ZONE CHANGE NO. 201400002, CONDITIONAL USE PERMIT NO. 201400028, ENVIRONMENTAL ASSESSMENT NO. 201400058, PROPOSED 53-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT IN 12 BUILDINGS, 14000 TELEGRAPH ROAD, WHITTIER (FFER 201500052)

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

2. The Fire Prevention Division's Land Development Unit has no comments regarding the Initial Study for this project at this time. Specific Fire Department requirements and conditions of approval for this project were prepared during the Tentative Map review in the subdivision process.

3. The Fire Prevention Division's Land Development Unit appreciates the opportunity to comments on the Initial Study for this project. Should any questions arise regarding the above comments, please contact Juan Padilla at (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the City's issuance of a grading permit. The part of the project site west of Bramblebush Ave was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil Gas and Geothermal Resources (DOGGR). The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. Both the western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil impacts should also be assessed at the project site.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

State of California • Natural Resources Agency
Edmund G. Brown Jr., Governor
Department of Conservation
Division of Oil, Gas, and Geothermal Resources – District 1
5816 Corporate Avenue • Suite 100
Cypress, CA 90630
(714) 816-6847 • FAX (714) 816-6853

July 8, 2015

RECEIVED
JUL 13 2015
BY:_____

Ms. Lynda Hikichi
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Dear Ms. Hikichi:

Mitigated Negative Declaration
Candlewood Golf Homes
SCH #2015051063

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California. The Department offers the following comments for your consideration.

Based on information provided to the Division by the Los Angeles County Department of Regional Planning, the project area is within the Newgate oil field. Existing well records indicate that one abandoned oil well (Deuel Petroleum Corporation "Newgate Unit A", 037-12976) is within the project area and one abandoned oil well (Chevron USA Inc. "Newgate Unit B", 037-12977) is approximately 300 feet southeast of the project area. The locations of the wells are shown on the attached figure. Division information can be found at: www.conservation.ca.gov. Individual well records are available by making an appointment with our Records Clerk.

Preliminary project documents indicate that no habitable structure will be constructed over the well location. However, if any structure is to be located over or in close proximity of any active, idle, or previously plugged and abandoned well, the well may need to be plugged to current Division specifications. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in close proximity of the well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner of the property upon which the structure will be located.

If any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements and approval to perform remedial operations.

The possibility for future problems from oil and gas wells that have been plugged and abandoned, or reabandoned, to the Division's current specifications are remote. However, the Division suggests that a diligent effort be made to avoid building over any plugged and abandoned well.

To ensure proper review of this project, please contact Weiru Chen at (714) 816-6847 prior to construction. The Division has available an informational packet entitled, "Construction-Site Plan

Review Program". This document is available on the Division's website at http://www.conservation.ca.gov/dog/for_operators/Pages/construction_site_review.aspx.

Thank you for the opportunity to comment. If you have any questions, please contact Kathleen Andrews at (714) 816-6847 or via email at Kathleen.Andrews@conservation.ca.gov.

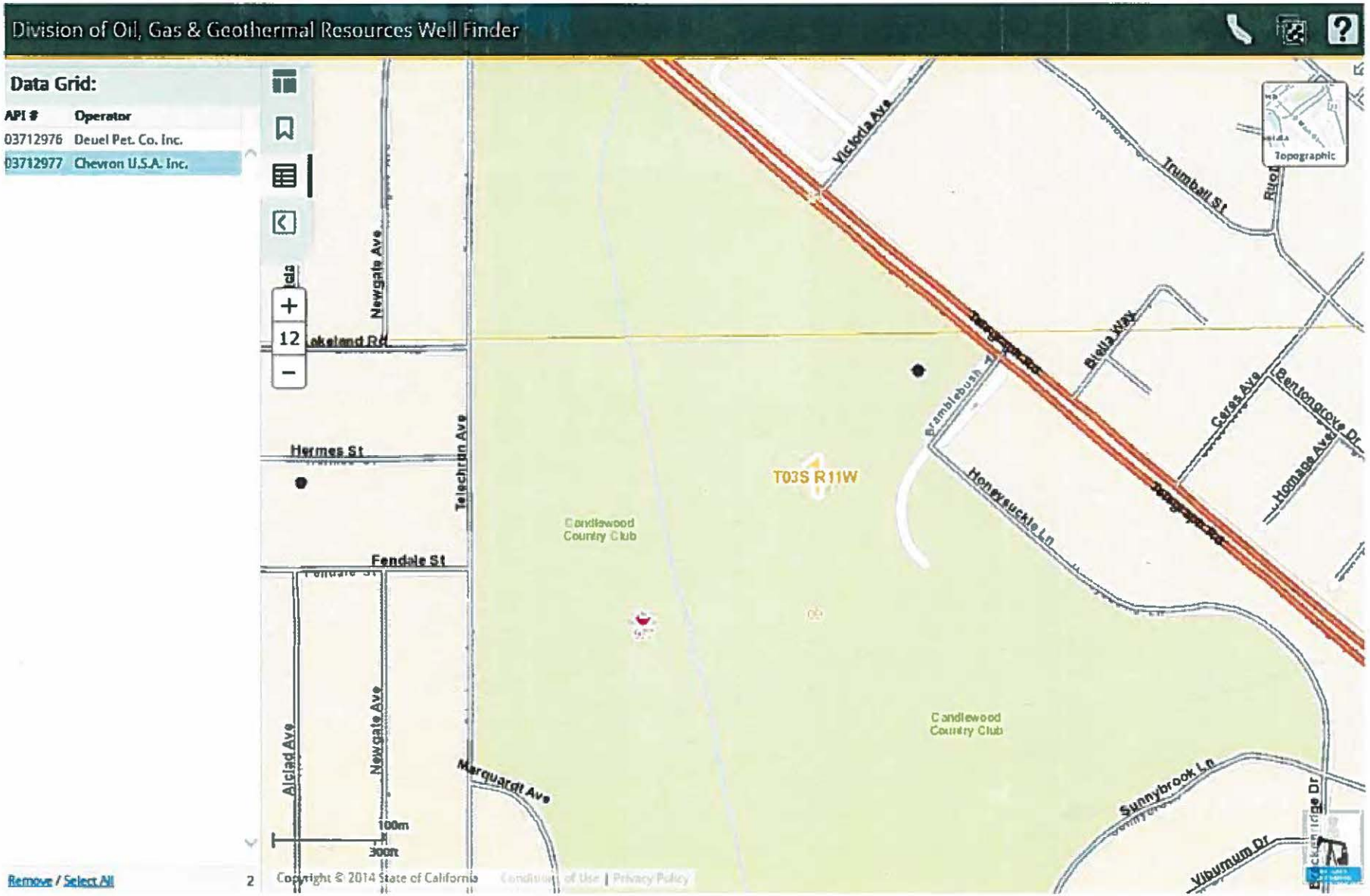
Sincerely,

Kenneth Carlson
Environmental and Facilities Unit Supervisor

Attachment: Well Location Map

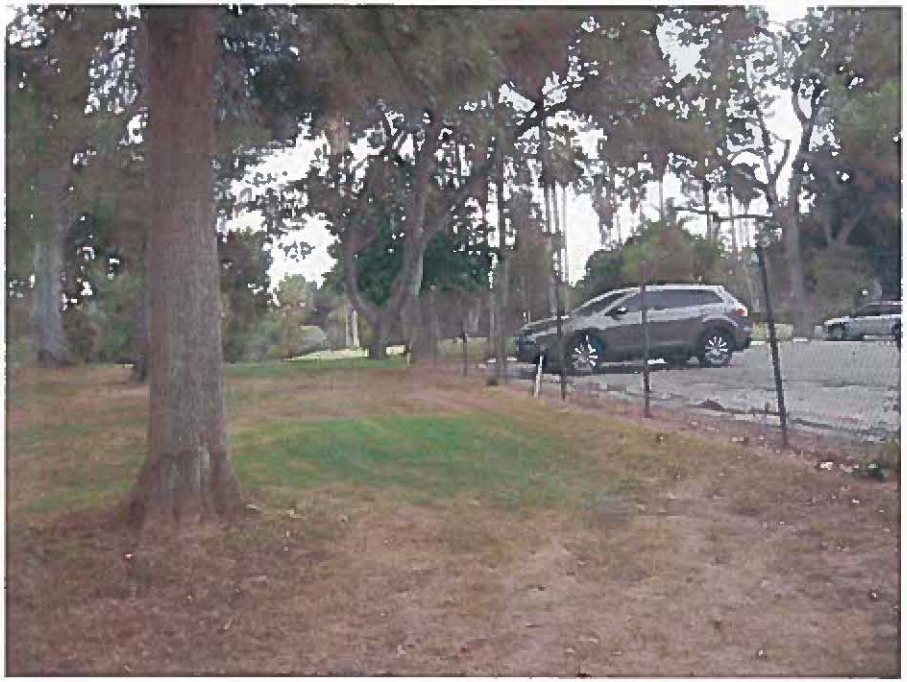
cc: DOGGR- HQ, Rob Habel
Environmental CEQA File

Candlewood Golf Homes Well Location Map

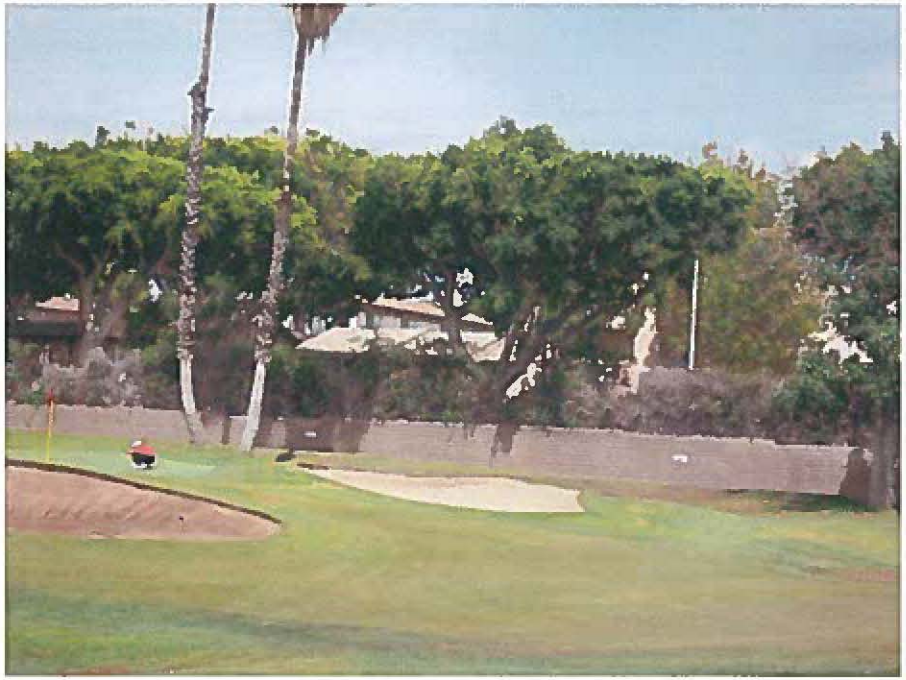


CANDLEWOOD
COUNTRY CLUB

NOTICE
OF
HEARING
FOR INFORMATION
CALL (213) 974-6433



NOTICE
OF
HEARING
FOR INFORMATION
CALL (213) 974-6433



Created in GIS-NET3

Aerial

Printed: Aug 19, 2015

0 1,000

Feet

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Land Use Categories

Printed: Aug 19, 2015

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Feet

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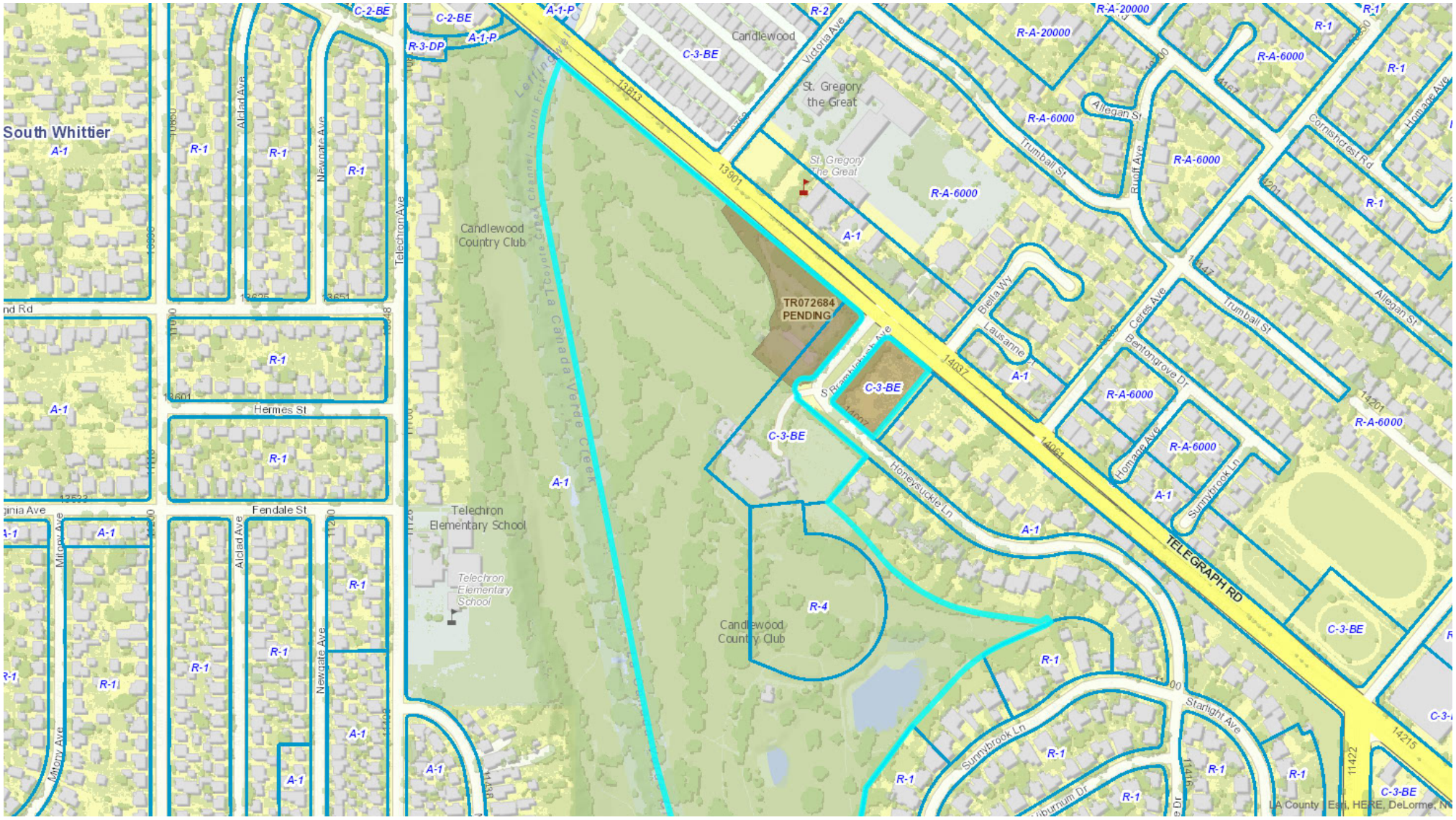

Created in GIS-NET3

Zoning

Printed: Aug 19, 2015

0 1,000

Feet

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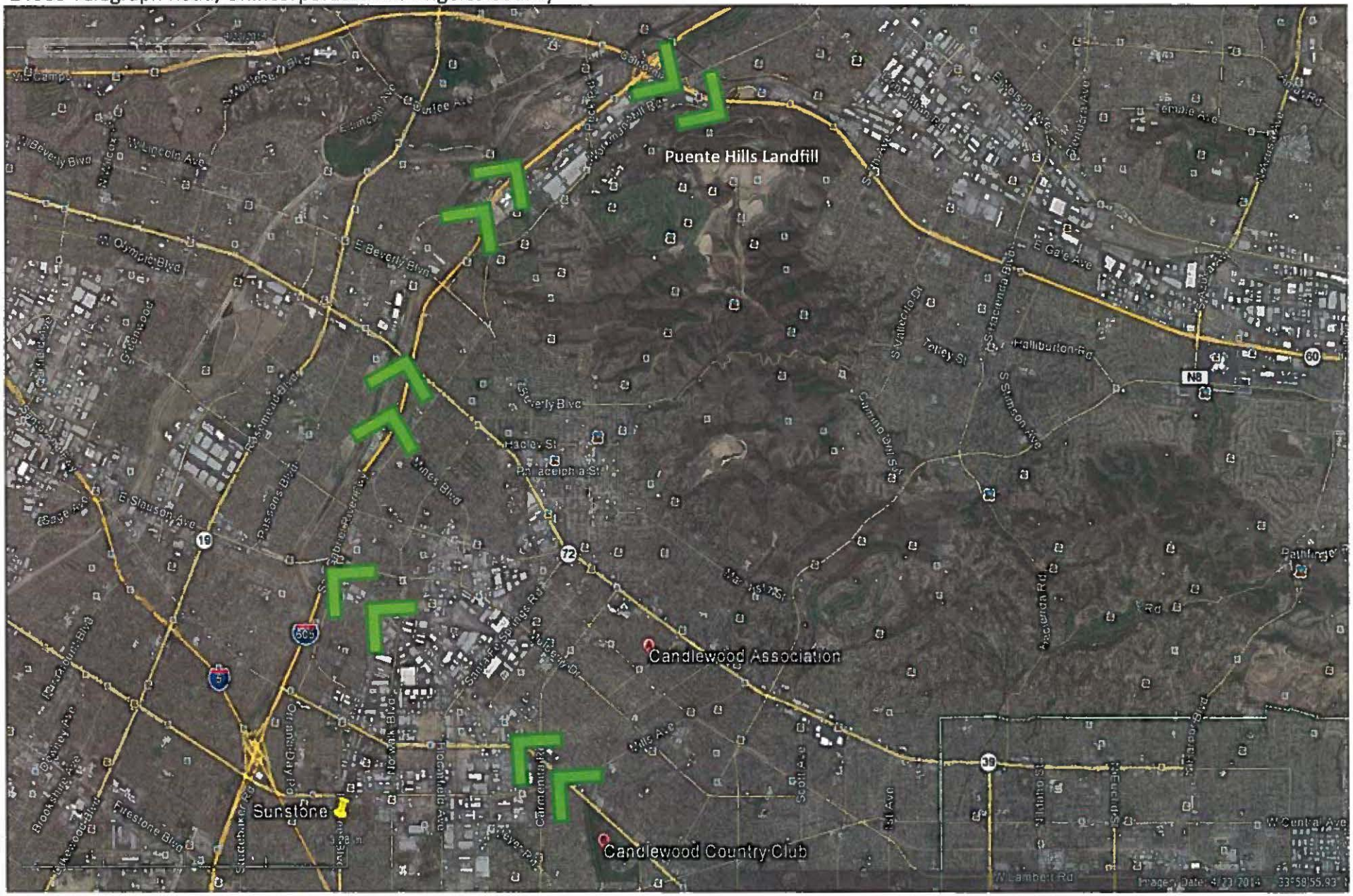
Tentative Tract No. 072684—R2014-00667

Haul Route—11.85 Miles from Site to Puente Hills Landfill

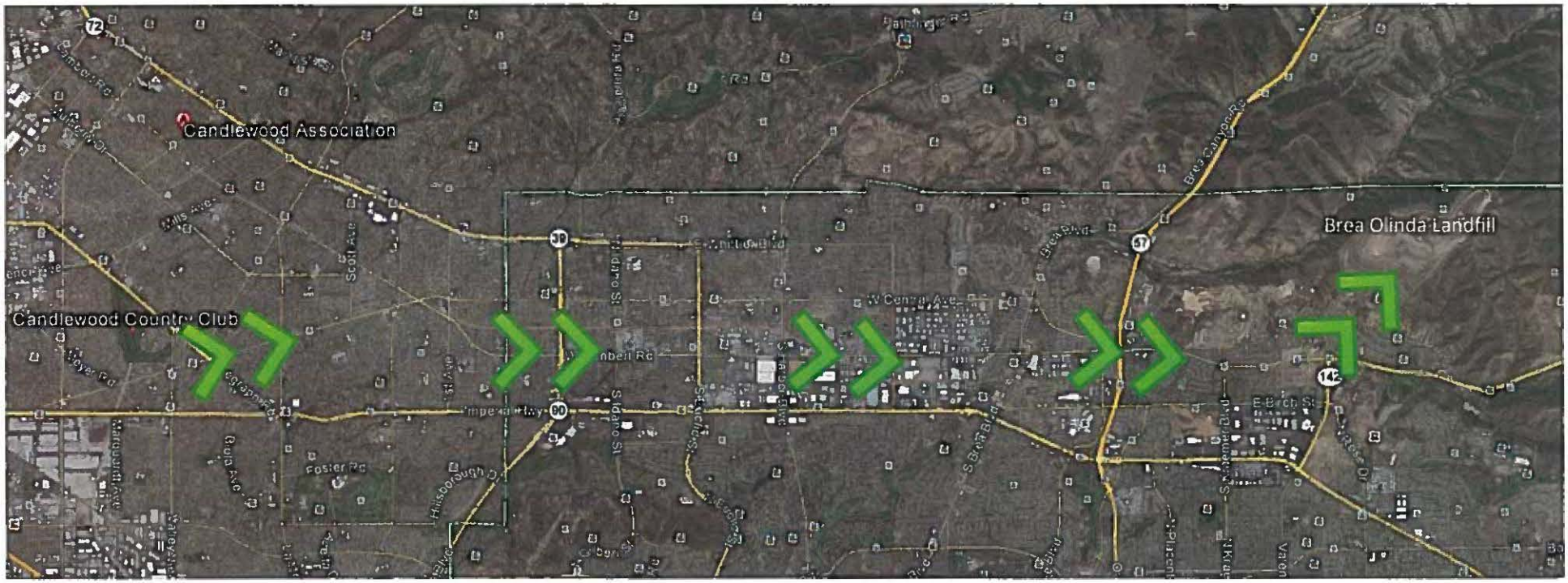
14000 Telegraph Road, Unincorporated Los Angeles County

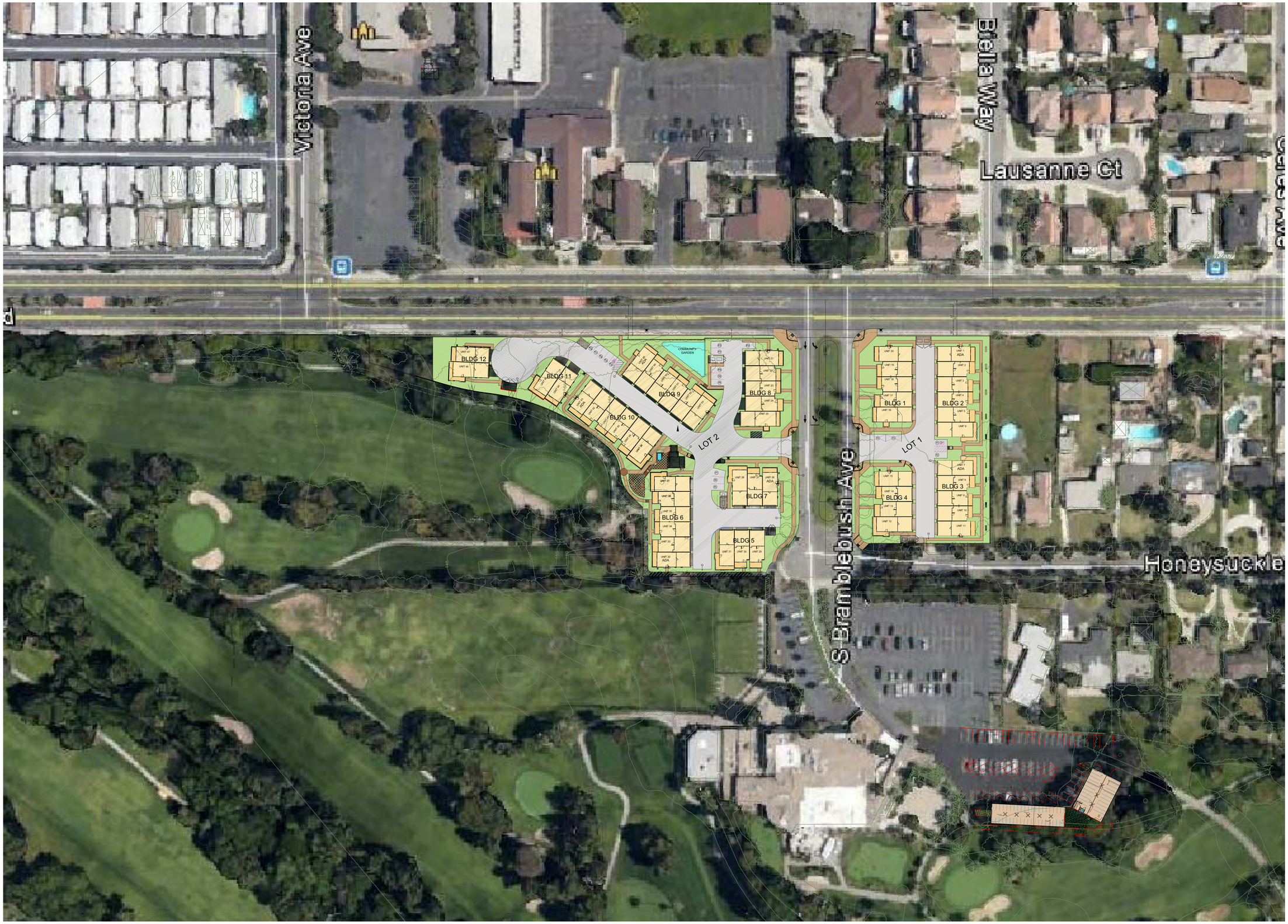


Tentative Tract No. 072684—R2014-00667

Haul Route—12.16 Miles from Site to Brea Olinda Landfill

BRANDYWINE HOMES





BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

CONCEPTUAL SITE PLAN &
CART BARN WITH AERIAL

0' 25' 50' 100'

FEBRUARY 2, 2015 11029.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

© 2005 "DO NOT REPRODUCE WITHOUT ARCHITECT'S PERMISSION"

BRANDYWINE HOMES

Candlewood Country Club – TM 072684

Community Outreach Summary

Neighborhood Meeting	Phone Number/Contact Information of Neighbors	Date	Follow-Up with Homeowner/ Property Owner	Comments
President and Board Members of the Whittier County Community Coordinating Council		February 7, 2012		The Members expressed their initial support of the project subject to receiving more detailed information on it.
Presented Proposed Project to the CACC, headed by Mary Lacey at Gunn Park		March 20, 2012		The attendees were generally very receptive to something positive happening at the golf course. Concerns were expressed on keeping the open views across the gulf course along Telegraph Road further to the west of subject property.
Meeting at Jean Wall's Home with Whittier County Community Coordinating Council (WCCCC)		April 4, 2012		Ms. Wall seemed very receptive to making something new happening at the entry to the Club and understood their need to get the money from the sale to make improvements to their facilities. The WCCCC representatives thought that townhomes would go well at this location.
Meeting at Candlewood Country Club with Jean Wall, President of the Whittier County Community Coordinating Council (WCCCC) to review revised preliminary plans for the development of our proposed 53 unit development and walk the site.		October 30, 2012		Meeting at Candlewood country Club with Jean Wall, President of the Whittier County Community Coordinating Council (WCCCC) to review revised preliminary plans for the development of our proposed 53 unit development and walk the site of the proposed project.
Conference Calls with Jean Wall WCCCC Treasurer		November/2012		Re: Contributing Benefactor to WCCC and Support for Annual fund raiser at CCC
Meeting with Jean Wall and WCCCC and Representatives of CCC to review entitlement status of project.		March 27, 2013		

BRANDYWINE HOMES

Neighborhood Meeting	Phone Number/Contact Information of Neighbors	Date	Follow-Up with Homeowner/ Property Owner	Comments
Meeting with Jean Wall of WCCCC to update the organization on entitlement status		February 24, 2014		
Three phone calls with Jean Wall Re: Project filings with the County and discuss upcoming WCCCC Awards banquet at CCC		April/2014		
Two phone calls with Jean Wall re: project status and changes made to comply with County Codes.		May/2014		Applicant recipient of Whittier County Community Coordinating Council Award at Banquet at CCC – Certificate of Commendation, City of Whittier, Commendation – County of Los Angeles, Whittier & Congressional Recognition Benefactor of the Year Award
Three phone calls with WCCCC regarding project status at Candlewood		July/2014		
St. Gregory the Great	Left messages for Della Yanez, Business Manager and Father Castaneda regarding a meeting to review the proposed project.	November 6, 2014	November 18, 2014	Talked to Della; she said she would talk to Fr. Castaneda about meeting to review the proposed project. No calls or return calls from the Parish.
Honeysuckle Neighborhood	Please Refer to Attached Sign-In Sheet	November 12, 2014	1/22/15, 2/4/15	Neighborhood located directly east of the proposed project site. Primary concern raised by Mr. Kennedy regarding the impacts to his view of the golf course with the proposed location of the golf cart buildings. Other concerns regarding traffic/access and parking. Applicant to re-study.
Meeting with Owner (Vicky Mickle) of Walnut Villas, Assisted Living Project Located Directly North of the Project Site	13971, 13973, 13975 Telegraph Road, Whittier 90604. vmickle@haasbusinessservice.com	November 21, 2014	11/25/14, 11/26/14	A-L Armanino presented project to Walnut Villas owners, located directly north of the proposed project site. No concerns expressed regarding proposal. See attached emails.
Review of recent plans with Jean Wall and WCCCC and discussed timing on public hearings.		December 10, 2014		WCCCC supportive of project and stated that they would attend the public hearings to state their support of the project.

BRANDYWINE HOMES

Neighborhood Meeting	Phone Number/Contact Information of Neighbors	Date	Follow-Up with Homeowner/ Property Owner	Comments
Honeysuckle Neighborhood	Please Refer to Attached Sign-In Sheet	January 21, 2015	1/22/15, 2/4/15	Presented a Revised Site Plan layout to the Neighborhood Group. The neighbors asked that we place stakes at the building corners so that they could see the proposed placement of the buildings.
The Kennedy Family/Honeysuckle Neighbors		February 12, 2015		Mr. Kennedy and Mr. Barisic agreed to the proposed revised location of the golf cart buildings along the southerly and easterly edges of the existing parking lot.
Mayberry Park NHW	Please refer to Sign-In Sheet	July 8, 2015		Presented proposed project to the neighborhood group. One neighbor was concerned about turning into/out of Bramblebush Drive. Neighbors supportive of new project.
South Whittier CAC Group	Please refer to attached letter.	July 21, 2015		Presentation to Local Homeowners' Group – Andrea Avila shared project summary from Applicant with group. No additional comments from staff or the community.

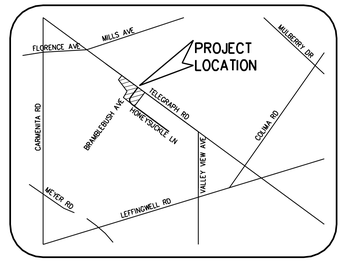
RECEIVED
DEPARTMENT OF REGIONAL PLANNING
TR072684 TENTATIVE
DATE: 19 NOV 2014

TENTATIVE TRACT NO. 072684

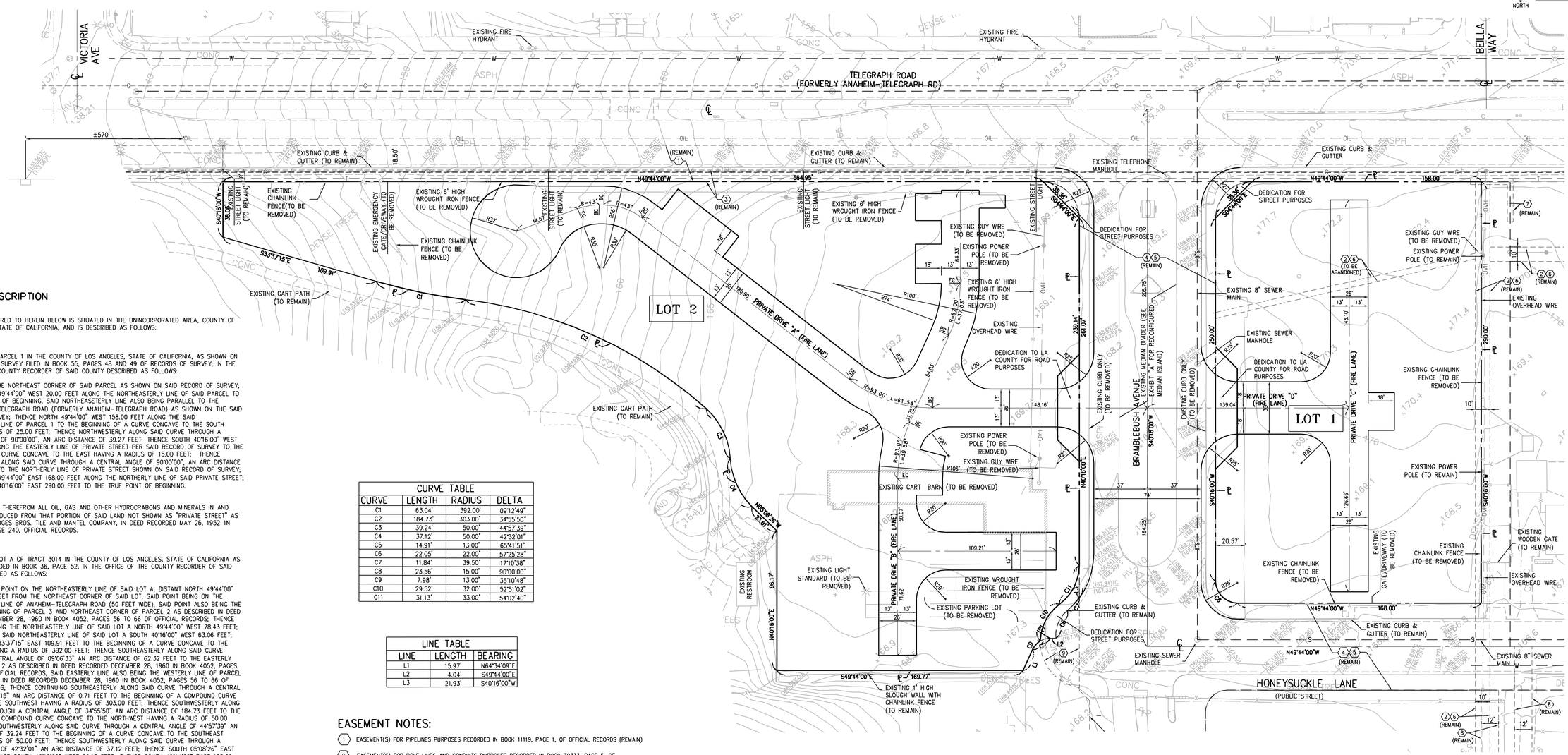
(FOR CONDOMINIUM PURPOSES)

TENTATIVE MAP

LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NORTH — VICINITY MAP — NTS



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTERLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 250.00 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCRABONS AND MINERALS IN AND UNDER AND PRODUCED FREOM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT 2:

A PORTION OF LOT A OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2562.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 62.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'39" AN ARC DISTANCE OF 39.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE CONTINUING SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 13.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 39.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 40°16'00" EAST 25.00 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 9 TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A; THENCE NORTH 49°44'00" WEST 428.62 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 32-42 ACQUIRED BY THE COUNTY OF LOS ANGELES IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 2186, IN OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT #RLA 2013-00010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 20140377523, OFFICIAL RECORDS.

BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"
C9	7.98'	13.00'	35°10'48"
C10	29.52'	32.00'	52°51'02"
C11	31.13'	33.00'	54°02'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.97'	N64°34'09"E
L2	4.04'	S49°44'00"E
L3	21.93'	S40°16'00"W

EASEMENT NOTES:

(1) EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS (REMAIN)

(2) EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)

(3) EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS (REMAIN)

(4) EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY; FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23619, PAGE 195, OF OFFICIAL RECORDS. (REMAIN)

(5) EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS. (REMAIN)

(6) EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS. (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)

(7) EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS. (REMAIN)

(8) EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS. (REMAIN)

(9) EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429872, OF OFFICIAL RECORDS. (REMAIN)

NOTE: 1. NO PRIVATE EASEMENTS EXIST ON SITE.
2. NO EXISTING EASEMENTS WITHIN FOOTPRINT OF ANY STRUCTURE.

LOT 1:
GROSS AREA = 1.21 Acres
NET AREA = 1.19 Acres

LOT 2:
GROSS AREA = 2.46 Acres
NET AREA = 2.43 Acres

NOTE :
ALL EXISTING UTILITIES ON-SITE TO BE REMOVED/RELOCATED. CONTRACTOR TO VERIFY LOCATION IN FIELD.

NOTE :
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

PROJECT DESCRIPTION

1. NO. OF LOTS : 2
2. NO. DWELLING UNITS : 53
3. NO. OF BUILDING PROPOSED : 12
4. APN NOS : 8030-008-011 & 8030-023-024

SITE ADDRESS

14000 TELEGRAPH ROAD, WHITTIER, CA-90604

BENCHMARK

BM# Y 8224 — ELEV: 139.832 (SANTA FE QUAD 2005)

L&T IN N'LY CB 300MM(1FT) ELY/O BCR @ NE COR VICTORIA AVE & TELEGRAPH RD

REGISTERED PROFESSIONAL ENGINEER — SURENDER K. DEWAN — NO. 34559 — Exp.9/30/15 — Civil — STATE OF CALIFORNIA

SCALE: 1"=30'

ENGINEER
DMS CONSULTANTS, INC.
CIVIL ENGINEERS
12371 Lewis St. #203 Garden Grove CA. 92840 P. 714-740-8840 F. 714-740-8842
SURENDER DEWAN RCE 34559 EXP. 09/30/15

OWNER
CANDLEWOOD COUNTRY CLUB
A CALIFORNIA NON-PROFIT CORPORATION
14000 Telegraph Rd
Whittier, CA.

DEVELOPER:
BRANDYWINE HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

TENTATIVE MAP
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 072684
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 11/19/14 — SHEET 1 OF 1

TENTATIVE TRACT NO. 072684
(FOR CONDOMINIUM PURPOSES)
EXHIBIT "A"
LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"
C9	7.98'	13.00'	35°10'48"
C10	29.52'	32.00'	52°51'02"
C11	31.13'	33.00'	54°02'40"

NOTE :
THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

NOTE :
ALL EXISTING STRUCTURES TO BE REMOVED

NOTE :
ALL DRAINAGE DEVICES WILL BE MAINTAINED BY PROPERTY OWNER

NOTE :
THE STRUCTURAL SECTION FOR FIRE LANES WILL BE CAPABLE TO SUBJECT LIVE LOAD OF 75,000 LBS

LOT 1:
GROSS AREA = 1.21 Acres
NET AREA = 1.19 Acres

LOT 2:
GROSS AREA = 2.46 Acres
NET AREA = 2.43 Acres

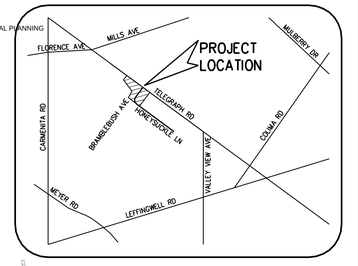
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.97'	N64°34'09"E
L2	4.04'	S49°44'00"E
L3	21.93'	S40°16'00"W

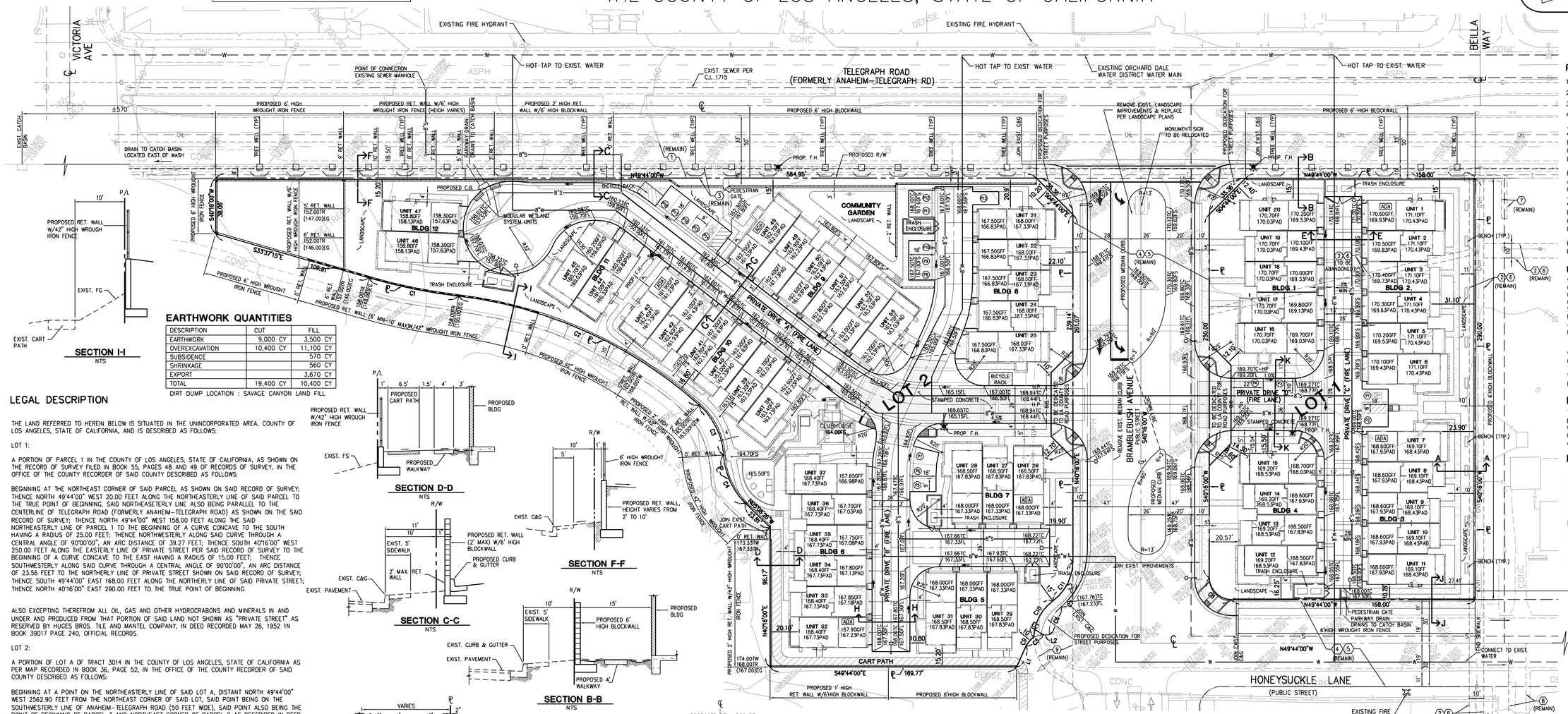
PARKING SUMMARY

PARKING SUMMARY PER LOT				
LOT NUMBER	NO. OF UNITS	GARAGE SPACES	SURFACE PARKING SPACES	HANDICAP SPACES
1	20	40	3	1
2	33	66	13	1
TOTAL	53	106	16	2
RATIO		2/UNIT	0.33/UNIT	2% OF TOTAL

PARKING REQUIRED (TOTAL)			PARKING PROVIDED	
UNIT TYPE	SPACES PER UNIT		PARKING TYPE	SPACES
2+BR	2/UNIT	106	GARAGE	106
GUEST	1 PER 4	13	GUEST(INCL. 2 HC)	18
TOTAL		119	TOTAL	124

RECEIVED
DEPARTMENT OF REGIONAL PLANNING
TR072684 EXHIBIT
DATE: 19 NOV 2014





SECTION I-I
NTS

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	9,000 CY	3,500 CY
OVEREXCAVATION	10,400 CY	11,100 CY
SUBSIDENCE		570 CY
SHRINKAGE		560 CY
EXPORT		3,670 CY
TOTAL	19,400 CY	10,400 CY

DIRT DUMP LOCATION : SAVAGE CANYON LAND FILL

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTERLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 250.00 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCRABONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT 2:

A PORTION OF LOT A OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2562.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'33" AN ARC DISTANCE OF 62.52 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'39" AN ARC DISTANCE OF 39.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS, SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEYS OF SAID COUNTY; THENCE CONTINUING SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 13.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 39.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 40°16'00" EAST 25.00 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 9 TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A; THENCE NORTH 49°44'00" WEST 428.62 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 32-42 ACQUIRED BY THE COUNTY OF LOS ANGELES IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 2186, IN OFFICIAL RECORDS OF LOS ANGELES COUNTY.

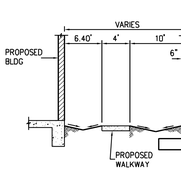
THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT #LLA 2013-00010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 20140377523, OFFICIAL RECORDS.

SECTION D-D
NTS

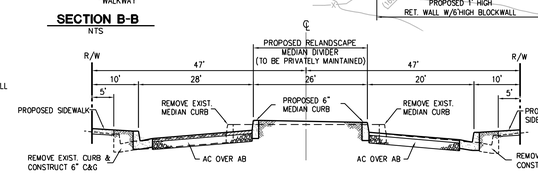
SECTION F-F
NTS

SECTION C-C
NTS

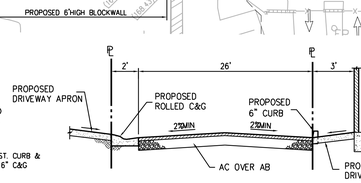
SECTION B-B
NTS



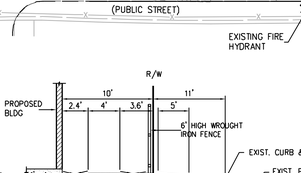
SECTION A-A
NTS



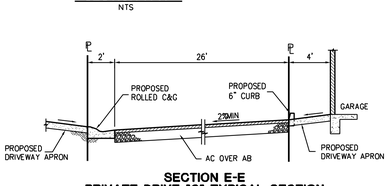
BRAMBLEBUSH AVE-TYPICAL SECTION
NTS



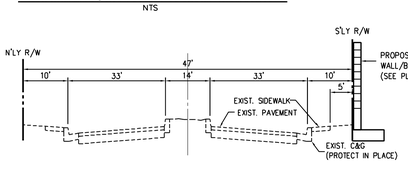
SECTION G-G
PRIVATE DRIVE "A" TYPICAL SECTION
NTS



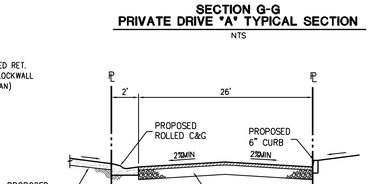
SECTION J-J
NTS



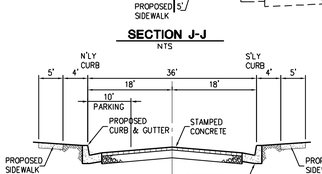
SECTION E-E
PRIVATE DRIVE "C" TYPICAL SECTION
NTS



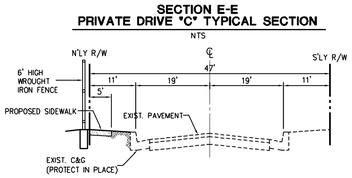
TELEGRAPH RD-TYPICAL SECTION
NTS



SECTION H-H
PRIVATE DRIVE "B" TYPICAL SECTION
NTS



SECTION K-K
PRIVATE DRIVE "D" TYPICAL SECTION
NTS



HONEYSUCKLE LN-TYPICAL SECTION
NTS

REGISTERED PROFESSIONAL ENGINEER SURRENDER W. DEWAN NO. 34559 Exp.9/30/15 CIVIL STATE OF CALIFORNIA

SCALE: 1" = 30'

VICINITY MAP
NORTH
NTS

PROJECT DESCRIPTION

1. NO. OF LOTS: 2
2. NO. DWELLING UNITS: 53
3. NO. OF BUILDING PROPOSED: 12
4. APN : 8030-008-011 & 8030-023-024

ADA UNITS		
REQUIRED	PROVIDED	
3	6	
	LOT 1	2
	LOT 2	4

ZONING: (EXISTING)

EXISTING PLAN CATEGORIES
OPEN SPACE (OS), AREA= 2.46 Acres AND
LOW DENSITY RESIDENTIAL (1), AREA= 1.21 Acres

EXISTING ZONING DESIGNATIONS
A-1 (AREA=2.46 Acres) AND
C-3-BE (AREA=1.21 Acres)

ZONING: (PROPOSED)

PROPOSED LAND USE CATEGORY
CATEGORY 3 (MEDIUM DENSITY RESIDENTIAL-12-22 DWELLING UNITS/PER GROSS ACRE)

PROPOSED ZONING
R3-DP (LIMITED MULTIPLE RESIDENCE DEVELOPMENT PROGRAM)

UTILITIES:

SEWER:
CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
P.O. BOX 1475
ALAMBRA, CA 91802-1475
(626) 300-3399

WATER:
ORCHARD DALE WATER DISTRICT
13819 EAST TELEGRAPH ROAD,
WHITTIER, CA 90604
(562) 941-0114

BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANAGELES COUNTY, STATE OF CALIFORNIA.

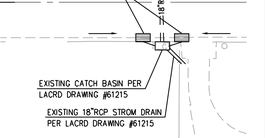
FLOOD ZONE DESIGNATION

FLOOD ZONE: X
FLOOD MAP NO.: 06037C1841F
COMMUNITY PANEL NO.: 1841
COMMUNITY NO.: 065043
DATE OF MAP: SEPTEMBER 26, 2008

BENCHMARK

BM# Y 8224 ELEV: 139.832
(SANTA FE QUAD 2005)

L&T IN N'LY CB 300MM(1FT) ELY/O BCR @ NE COR VICTORIA AVE & TELEGRAPH RD



EASEMENT NOTES:

1. EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS (REMAIN)
2. EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)
3. EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS (REMAIN)
4. EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23619, PAGE 195, OF OFFICIAL RECORDS. (REMAIN)
5. EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS. (REMAIN)
6. EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS. (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)
7. EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS. (REMAIN)
8. EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS. (REMAIN)
9. EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429872, OF OFFICIAL RECORDS. (REMAIN)

NOTE: 1. NO PRIVATE EASEMENTS EXIST ON SITE.
2. NO EXISTING EASEMENTS WITHIN FOOTPRINT OF ANY STRUCTURE.

SITE ADDRESS
EXHIBIT "A" 14000 TELEGRAPH ROAD, WHITTIER, CA-90604

ENGINEER
DMS CONSULTANTS, INC.
CIVIL ENGINEERS
12371 Lewis St. #203 Garden Grove CA. 92840 P. 714-740-8840 F. 714-740-8842
SURENDER DEWAN RCE 34559 EXP. 09/30/15

OWNER
CANDLEWOOD COUNTRY CLUB
A CALIFORNIA NON-PROFIT CORPORATION
14000 Telegraph Rd
Whittier, CA.

DEVELOPER:
BRANDYWINE HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 072684
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DATE: 11/19/14 SHEET 1 OF 1

Streetscape Elevation along Telegraph Road

Candlewood

TT Tract 072684 14000 Telegraph whittier, CA

SCALE :
HORIZ. 1"=10'
VERT. 1"=10'

BRANDYWINE HOMES
16580 Aston
Irvine, CA 92606
949-296-2400

Malefyt Land Planning
Land Planning Landscape Architecture
2488 Newport Blvd Suite C
Costa Mesa, Ca 92627
949.675.2154 web malefyt.net
03Aug15

DMS CONSULTANTS, INC.
CIVIL ENGINEERS
12371 Lewis St. #203 Garden Grove CA. 92840 P. 714-740-8840 F. 714-740-8842

BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

STREETSCAPE ELEVATION ALONG TELEGRAPH ROAD

August 4, 2015 11029.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

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Elevation looking towards Telegraph Road

Candlewood

TT Tract 072684 14000 Telegraph Whittier, CA

SCALE :
HORIZ. 1"=10'
VERT. 1"=10'

DMS
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949.675.2154 web malefyt.net
03Aug15

BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

STREETSCAPE ELEVATION TOWARDS TELEGRAPH ROAD

August 4, 2015 11029.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

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BIKE RACK / STORAGE PER L.A. COUNTY HEALTHY ORDINANCE

GATED PEDESTRIAN ACCESS TO TELEGRAPH

PROPOSED LOCATION FOR COMMUNITY GARDENS (PER L.A. COUNTY HEALTHY ORDINANCE)

EXISTING TREE

TRASH ENC. (TYPICAL)

SITE PLAN SUMMARY

PROJECT SUMMARY

TOTAL GROSS SITE AREA	**3.67 ACRES**	NET SITE AREA	3.62 ACRES
TOTAL UNITS	**53 UNITS**		
TOTAL GROSS DENSITY	**14.5 DU/AC**		
LOT 1 GROSS AREA	**1.21 ACRES**	NET SITE AREA	1.19 ACRES
LOT 1 TOTAL UNITS	**20 UNITS**		
LOT 1 GROSS DENSITY	**16.5 DU/AC**		
LOT 2 GROSS AREA	**2.46 ACRES**	NET SITE AREA	2.43 ACRES
LOT 2 TOTAL UNITS	**33 UNITS**		
LOT 2 GROSS DENSITY	**13.4 DU/AC**		

PRODUCT SUMMARY

PLAN	BR/BA	ACTUAL SQ. FT.	TARGET SQ. FT.	# STORIES	# UNITS	SALEABLE S.F.	% MIX
PLAN 1 (END UNIT)	3/2.5	1,396	1,300	2	11	15,356	21%
PLAN 2 (END UNIT)	3/2.5	1,546	1,500	2	12	18,552	23%
PLAN 3 (INTERIOR UNIT)	3/3.5	1,779	1,600	3	15	26,685	28%
PLAN 4 (INTERIOR UNIT)	4/3.5	2,088	1,800	3	15	31,320	28%
TOTAL					**53**	**91,913**	**100%**

BUILDING SUMMARY

BUILDING TYPE	# BLDGS.	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL UNITS	% BUILDING MIX
6 PLEX (BLDGS. 2, 6, 9, & 10)	4	4	4	8	8	24	33%
5 PLEX (BLDGS. 1 & 3)	2	2	2	4	2	10	17%
5 PLEX ALT. (BLDG. 8)	1	1	1	2	1	5	8%
4 PLEX (BLDG. 4)	1	1	1	1	1	4	8%
3 PLEX (BLDG. 7)	1	1	1	0	1	3	8%
3 PLEX ALT. (BLDG. 5)	1	0	1	0	2	3	8%
DUPLEX (BLDGS. 11 & 12)	2	2	2	0	0	4	17%
TOTAL	**12**	**11**	**12**	**15**	**15**	**53**	**100%**

SITE COVERAGE

COVERAGE TYPE	SQ. FT.	ACRES	% OF SITE
COMMON OPEN SPACE	42,734	0.98	27%
PRIVATE OPEN SPACE	6,510	0.15	4%
BUILDING COVERAGE	51,440	1.18	32%
ROADS, PARKING	46,310	1.06	29%
TELEGRAPH RD. (to CL)	12,676	0.29	8%
TOTAL	**159,670**	**3.67**	**100%**

PARKING SUMMARY

PARKING SUMMARY PER LOT

LOT NUMBER	NO. OF UNITS	GARAGE SPACES	PROVIDED: SURFACE PARKING SPACES	REQUIRED: SURFACE PARKING SPACES	REQUIRED: HANDICAP SPACES (REQ. & PROV.)
1	20	40	3	4	1
2	33	66	13	7	1
TOTAL	**53**	**106**	**16**	**11**	**2**
RATIO		2 / UNIT	0.33 / UNIT		2% OF TOTAL

PARKING REQUIRED			PARKING PROVIDED	
UNIT TYPE	SPACES PER UNIT		PARKING TYPE	SPACES
2+ BDRMS.	2 / UNIT	106	GARAGE	106
GUEST	1 PER 4	13	GUEST (INCL. 2 HC)	18
TOTAL		**119**	TOTAL	**124**

16 HOMES WITH DIRECT GOLF VIEWS

PRIVATE COMMUNITY AMENITY AREA WITH CLUBHOUSE, SPA, AND PATIO AREA WITH GOLF VIEWS

PROJECT ENTRY OFFERS VIEWS OF GOLF COURSE AND RECREATION AREA, WITH LANDSCAPING AND SPECIAL PAVING TO ENHANCE ARRIVAL INTO COMMUNITY.

CART PATH REROUTED TO ACCOMMODATE ACCESS TO CART STAGING AREA

WALKWAYS CONNECT TO MAJOR STREET SIDEWALKS TO PROVIDE SUFFICIENT PEDESTRIAN ACCESS PER L.A COUNTY HEALTHY ORDINANCE

TWO STORY END UNITS

GATED PEDESTRIAN ACCESS TO HONEYSUCKLE

THREE-STORY INTERIOR UNITS

BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

CONCEPTUAL SITE PLAN

0' 15' 30' 60'

NOVEMBER 19, 2014 11029.00

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

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BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

6-PLEX

CONCEPTUAL ELEVATION

NOVEMBER 19, 2014 11029.00

DANIELIAN ASSOCIATES
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1

2

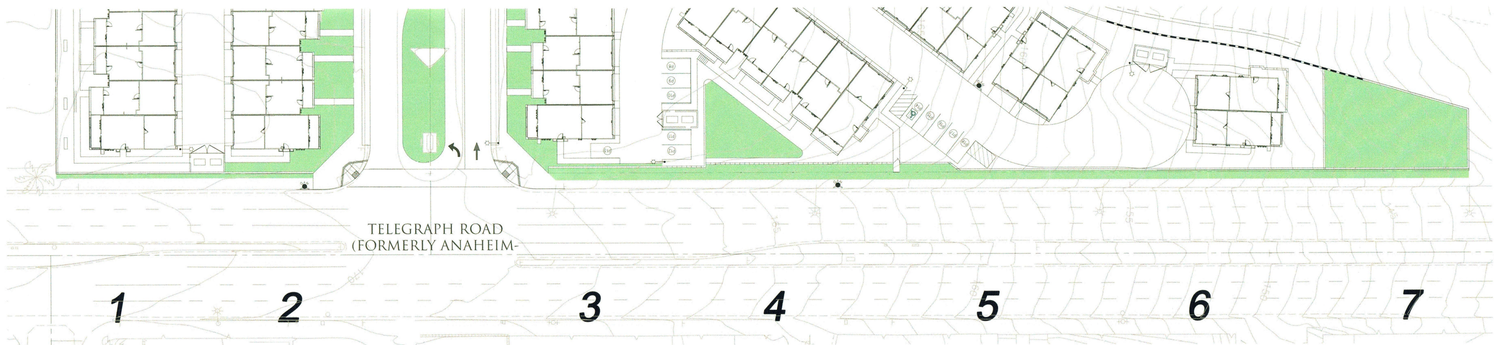
3

4

5

6

7



BRANDYWINE HOMES

CANDLEWOOD GOLF HOMES

WHITTIER, CA

STREET PHOTOS ALONG TELEGRAPH ROAD

November 19, 2014 11029.00

DANIELIAN ASSOCIATES
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