Regional Planning Commission Transmittal Checklist

Hearing Date
05/20/2015
Agenda Item No.
5

Project Number: R2014-01018-(1)

Case(s): Tentative Tract Map No. TR072718
Environmental Assessment Case No. 201400089

Planner: Steven Jones

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☒ Exhibit Map
- ☐ Landscaping Plans
- ☒ Continued Public Hearing Memo

Reviewed By: Nooshin Paidar

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 6, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Steven Jones
Land Divisions Section

Project No. R2014-01018 – TENTATIVE TRACT MAP No. TR072718 – ENVIRONMENTAL ASSESSMENT No. 201400089 - RPC Meeting: May 20, 2015 - Agenda Item: 5

The above-mentioned item is a request to create a one new condominium lot with 22 detached dwelling units with an open lawn recreation area, tot lot and outdoor cooking area in zone A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) on 3.29 acres with an associated request to increase density beyond the maximum of 6 dwelling units per acre. The site is currently improved with a building used for church and daycare, asphalt parking lot and lawn.

Your Regional Planning Commission held a public hearing on April 22, 2015, for Tentative Tract Map No. 072718. After opening the public hearing on April 22, 2015 and taking public testimony from the applicant and one individual in opposition, the public hearing was continued to May 20, 2015 to allow the applicant time to consider the privacy of rear yards of adjacent properties at the east and west property lines and increase setbacks.

The applicant submitted the information showing planned unit changes along the east and west property lines evidencing increased setbacks on the second floor. The tentative map dated September 24, 2014 remains unchanged. However, the exhibit map dated May 5, 2015 displays proposed changes including revisions along the east and west property lines that increase distances between the property lines and second floors of the units. There are fewer second-story windows in the proposed orientations of the structures and a maximum 6 foot high wall is proposed along both property lines for added privacy.

Staff is of the opinion that the materials submitted by the applicant substantiate their claim that there is more privacy because there is an increased setback along all second floors of the units and there are few windows to observe adjacent rear yards and pools.

Correspondence from the applicant explaining the changes is included as an enclosure to this memo.

In correspondence received by staff on April 22, 2015 (attached) from the public, a question was raised and a suggestion made regarding the proposed maximum 6 foot high wall at the Broadmoor Avenue cul-de-sac location and how to prevent graffiti. Staff incorporated a condition of approval that drought tolerant vines, appropriate for the planting zone, be planted along the proposed wall at the south property line.

Please find enclosed additional correspondence for the above referenced item, which was received subsequent to hearing package submittal to the Regional Planning Commission for the April 22, 2015 public hearing.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

NP:sdj

Enclosures: Tentative Tract Map No. 072718, dated September 24, 2014 and Exhibit Map, dated May 5, 2015
RPC Memo
Factual
Draft findings and conditions
Environmental documentation
Correspondence
Site photos

PROJECT NO. R2014-01018-(1)
TENTATIVE TRACT MAP NO. 072718

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, ADOPT THE MITIGATED NEGATIVE DECLARATION AND APPROVE TENTATIVE TRACT MAP NO. 072718.

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

PROJECT NUMBER
R2014-01018-(1)

HEARING DATE
5/20/2015

REQUESTED ENTITLEMENTS
Tentative Parcel Map No. 072718
Environmental Assessment No. 201400089

PROJECT SUMMARY

OWNER / APPLICANT
Watt Communities

MAP/EXHIBIT DATE
Map Date - 9/24/14
Exhibit Date - 5/5/15

PROJECT OVERVIEW
A subdivision of land to create one multifamily lot with 22 detached condominium units on 3.29 acres, with an associated infill request to increase density beyond the maximum of 6 dwelling units per acre. A 14,998 square foot open lawn recreation area, a paseo/greenbelt along the perimeter of the private street, and a gated tot lot and outdoor cooking area are proposed. The site is currently improved with structures used for a church and daycare with asphalt parking and open field with vegetation. The existing structures are proposed to be demolished. There are no oak trees onsite.

LOCATION
16050 East San Bernardino Road, Covina, CA

ACCESS
San Bernardino Road

ASSESSORS PARCEL NUMBER(S)
8435-027-001

SITE AREA
3.29 gross (3.055 net) acres

GENERAL PLAN / LOCAL PLAN
Countywide

ZONED DISTRICT
Irwindale

LAND USE DESIGNATION
Category 1 (Low Density Residential)

ZONE
A-1-6,000 (Light Agricultural Zone – 6,000 Square Foot Minimum Required Lot Area)

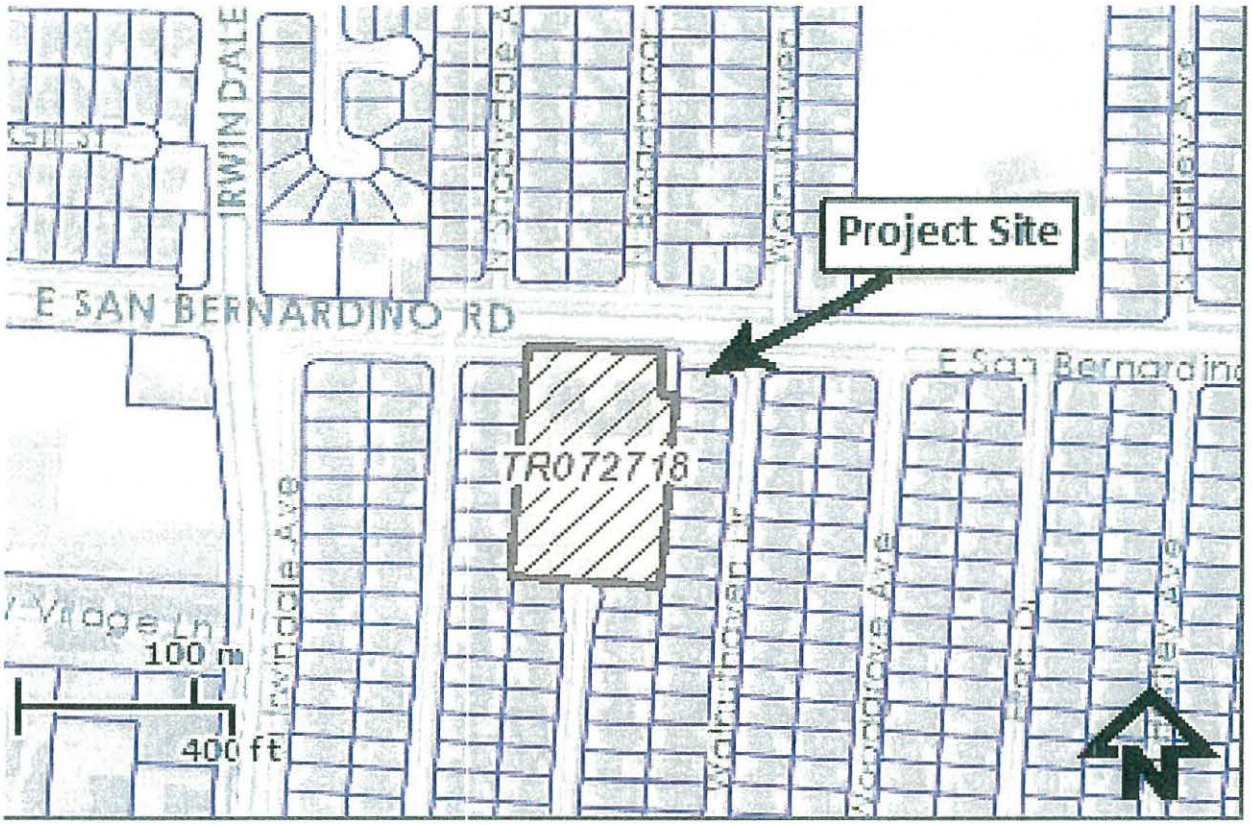
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
22	19 under Category 1 22 under current zoning	None

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration (MND) with mitigation measures for: aesthetics, air quality, biological resources, cultural resources, geology/soils, noise, transportation/traffic, and mitigation compliance.

KEY ISSUES

1. Consistency with the Los Angeles County General Plan
   a. Increased density is contingent upon compliance with the general design and compatibility standards described on page 111-31 of the Land Use Element
2. Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
   b. 22.24.110 Light Agricultural Zone Development Standards
   c. 22.52.100 Required area
3. The proposed development was previously heard by the Commission on April 22, 2015 where it was decided that some of the project's units were too close to the property lines and privacy of adjacent homes would suffer. The Commission continued the hearing to May 20, 2015. The applicant changed some of the units proposed to be located along the east and west property lines and reversed the orientations of some units to address privacy concerns. No changes to the tentative map are proposed.

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Steven Jones	(213) 974 - 6433	sdjones@planning.lacounty.gov



VICINITY MAP

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01018-(1)
TENTATIVE TRACT MAP NO. 072718

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on April 22, 2015, in the matter of Project No. R2014-01018-(1), consisting of Tentative Tract Map No. 072718 ("Map") dated September 23, 2014.

2. The permittee, Watt Communities ("permittee"), requests the map to authorize the development of a new residential condominium development consisting of 22 detached dwelling units and recreational amenities and an infill request to increase the density beyond the maximum of 6 dwelling units per acre pursuant to the Los Angeles County Code ("Project") on a property located at 16050 East San Bernardino Road in the unincorporated community of Irwindale ("Project Site").

3. The Map is a request for a subdivision to create one multi-family lot with 22 detached residential condominium units, open space and private streets.

4. The Project Site is 3.29 gross (3.055 net) acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a church and daycare with asphalt parking and open field with vegetation.

5. The Project Site is located in the Irwindale Zoned District and is currently zoned A-1-6,000.

6. The Project Site is located within the 1 (Low Density Residential) land use category of the Countywide General Plan Land Use Policy Map.

7. Surrounding zoning within a 500-foot radius includes:

   North: A-1-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)
   South: A-1-6,000
   East: A-1-6,000
   West: A-1-6,000

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

North: San Bernardino Road, Adult education facility, gas station and single-family residences
South: Single-family residences
East: Single-family residences
West: Single-family residences

9. The site plan for the Project depicts a residential condominium development of 22 detached dwelling units dispersed throughout the rectangular-shaped site on one multi-family lot. The dwelling units are typically sited in a linear cluster configuration along the private drives on multi-family lot and arranged around a common access private driveway and fire lane used for both vehicle (garage) and pedestrian (front door) access.

   a. Access: The project site is accessed by San Bernardino Road to the north for primary access. The main entry, "A" Court, is the only vehicular entry into the development. "A" Drive is un-gated just off of access road to San Bernardino Road. The access road contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 20 to 24 feet. Internal private streets ("A" Drive, "B' Drive, and "C" Drive) with landscaped areas adjacent to the curbs, are proposed to contain tree plantings every 25-50 feet for shade. Besides the main ("A" Drive) entry, there is one other location in which pedestrians may freely enter and exit the development: a 17-foot wide "paseos" (public pedestrian walkway) located adjacent to Broadmoor Avenue near the south side of the site.

   b. Parking: Each home would have two attached garage spaces, directly accessible from the private drives. The community would include a total of 79 onsite parking spaces, or 3.55 spaces per unit (including 2 garage spaces and 1.18 uncovered spaces per unit). Of the 79 parking spaces, 44 are covered garage spaces and 9 are uncovered guest parking spaces. 26 additional uncovered spaces can also be accommodated by use of each unit's driveway. Onsite parking complies with the County's minimum parking requirement of 44 onsite covered parking spaces for 22 single-family homes. One handicap-accessible parking stall is located on "A" Drive in front of the paseo and open lawn recreation area. There are no parking lots or other parking facilities located onsite.

   c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Drive is the primary amenity of the development—a 0.34 acre open lawn recreation area, tot lot and dining terrace, with a separate paseo/greenbelt. The tot lot (small playground) located adjacent to the far easterly property line of the recreation area.

   d. Building/Site Design: Along San Bernardino Road, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected a sidewalk. Vehicle garages for these units are located to the rear and are not visible from San Bernardino Road. Along "A" Drive, dwellings units and a pedestrian walkway with landscaping will be oriented with their fronts facing the private drive and fire lane. The dwellings range from 3 to 5 bedrooms (1,844 to 2,316 square feet in size) and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Craftsman", "Santa Barbara" and "Spanish" architectural styles.

e. Walls & Fences: There are several walls and block-retaining walls located in the interior and along the perimeter of the site. Block and retaining walls vary up to 6 feet in height, (within the lot and dwelling unit side and rear yards) next to the adjacent single family residence lots. Wood privacy fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

f. Open Space: The project consists of a total of 1.05 acres of open space, or approximately 34% of the net acreage of the development. The open space is provided in three primary formats-- please refer to the following table:

Open Space Format	Acres	Description
HOA-Maintained Area	0.42	Open lawn recreation area, tot lot, paseos, landscaped slopes
Private Yard Areas	0.63	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Total	1.05	34% of net project area

g. Grading: A total of 8,000 cubic yards each of cut, 2,000 cubic yards of fill and 3,000 cubic yards of export material is proposed, for a combined total of 13,000 cubic yards of earthwork with 3,000 cubic yards proposed to be exported to Irwindale disposal site.

10. The Project Site is accessible via San Bernardino Road to the north. Primary vehicular access to the Project Site will be via an entrance/exit on San Bernardino Road. This is the only means of vehicular access into the Project. Pedestrian access will be via Broadmoor Avenue to the south.

11. A total of 79 parking spaces are provided onsite: 44 covered (garage) and 9 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking. 26 additional uncovered spaces can also be accommodated by use of 13 of the unit's driveways. One handicap-accessible parking stall is located on "A" Drive in front of the open lawn recreation area. There are no parking lots or other parking facilities located onsite.

12. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.

13. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") 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 ("MMRP") prepared for the Project.

14. 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, and property posting.

15. Prior to the Commission's April 22, 2015 public hearing, Regional Planning staff received no written correspondence and two phone calls regarding the project. No other correspondence was received from the public regarding the Project.

16. During the April 22, 2015 public hearing the Commission heard a presentation from staff as well as testimony from the applicant and the public regarding the proposed development. Testimony was taken in opposition to the project. During the April 22, 2015 staff provided comments that the proposed development as designed was consistent with the prevailing density in that area and would qualify for support for a residential infill request. The applicant stated that the proposed development and density was consistent with the existing pattern of development. The opposition testified that the proposed development was too dense, would negatively impact traffic and was harmful to privacy rights of adjacent neighbors. The applicant responded that units could be flipped to increase the setbacks of 2nd floors from where pools and rear yards could be observed. After taking all testimony, the Commission continued the public hearing to May 20, 2015.

17. At the May 20, 2015 public hearing RESERVED.

18. The Commission finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The Commission's also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the benefit of the Project; and is designed in an attractive manner that will enhance the aesthetic character of the area.

19. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.

20. The Commission finds that the burdens of proof for Map and Residential Infill have been satisfied.

21. The Commission finds that drought-tolerant, properly maintained vines, appropriate for the planting zone of the subject property, planted along the entire width of the existing cul-de-sac at Broadmoor Avenue will be an effective tool to prevent graffiti.

22. 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 libraries located in the vicinity of Irwindale community. On Month DD, 2015, a total of 177 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Irwindale Zoned District and to any additional interested parties.

23. 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.

24. 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 Board 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.

25. 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.

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

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

A. The subject tract map has been submitted as a tentative map. As such, it is subject to the provisions of Sections 21.40.010 through 21.40.180 of the County Code.

B. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.

C. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community because single family residential dwellings in detached structures are proposed.

D. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses because the single family residences will be separated by the minimum required building separation as required by the Zoning Code.

E. The proposed project will not overburden existing public services and facilities because there is adequate parking contained on site for each dwelling unit and guest parking is accommodated on site.

F. The proposed project will not disrupt or adversely impact local traffic and parking conditions in that and there is a surplus of guest parking designated on site.

G. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design is ensured through site plan review.

H. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

I. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

J. 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.

K. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.

The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.

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

M. 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.

N. 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.

O. 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.

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 Tentative Tract Map No. 072718, subject to the attached conditions.

ACTION DATE: MAY 20, 2015

VOTE: [Concurring:Dissenting:Abstaining:Absent]

Vote by Commissioner Name [RESERVED]:
(Valadez, _____, Louie, Pedersen, Modugno):

[RESERVED]
Concurring:
Dissenting:

Abstaining:
Absent:

NP:sdj
M/DD/15

C: Valadez, _____, Louie, Pedersen, Modugno, Zoning Enforcement, Building and Safety

[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01018-(1)
TENTATIVE TRACT MAP NO. 072718

PROJECT DESCRIPTION

The project is a new residential condominium development consisting of 22 detached dwelling units, an open lawn recreation area and other recreational amenities 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[recordation], and until all required monies have been paid pursuant to Condition No[s]. 11[NOD/F&G fee] and 14[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 8[expiration if not vested], and 11[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.

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

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

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

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

7. 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 ("Recorder"). 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 from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date

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 **$2,256.25** ($2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,104.75** ($3,029.75 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 ("MMRP"), which are incorporated by this reference as if set forth fully herein.

13. 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 MMRP 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 permittee's compliance with the required mitigation measures.

14. 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.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

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

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

18. 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 map, or a Site Plan Review approved by the Director of Regional Planning ("Director").

19. 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.

20. 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 such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. A drought-tolerant vine, appropriate for the planting zone of the subject property, shall be continuously and properly maintained along the proposed 6 foot high maximum block wall at the south property line along the entire length of the cul-de-sac of Broadmoor Avenue to prevent graffiti.

22. The subject property shall be developed and maintained in substantial conformance with the approved Tentative Map dated September 24, 2014 and Exhibit Map dated May 5, 2015.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

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

24. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated September 24, 2014), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

25. The subdivider 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 22 residential units in detached structures 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.

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

27. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated September 24, 2014, or an amended exhibit map approved by the Director.

28. The subdivider shall provide at least 50 feet of street frontage for the multi-family residential lot as indicated on the approved tentative map.

29. The subdivider shall label the "private driveway and fire lane" on the final map.

30. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and widths as depicted on the approved exhibit map dated May 5, 2015, or an amended exhibit map approved by the Director.

31. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (San Bernardino Road, and also including "A", "B", and "C" Drive within the subdivision), and shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.

32. Prior to obtaining final map approval, the subdivider 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.

33. Prior to final map approval, the subdivider shall submit a plot plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director indicated the area and dimensions of the proposed site as well as the location and dimensions of all structures, yards, walls, fences parking facilities, street and highway dedications, landscaping, open space and buffer areas, and other development features. Such plot plan shall demonstrate that the project is compatible with the surrounding uses in terms of scale, intensity and design.

34. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's 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 subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the open lawn recreation area, gated tot lot area, outdoor cooking area, private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and

street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

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

PROJECT SPECIFIC CONDITIONS

37. The open lawn recreation area (gated tot lot and outdoor cooking area) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 11th dwelling unit located within the project. A park site plan (Site Plan Review) shall be submitted to Regional Planning for review and approval prior to the issuance of the 11th dwelling unit building permit.

38. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the pedestrian common walkway located within lot 1 adjacent to Broadmoor Avenue as depicted on the tentative map.

39. Front yard wall and fence heights along San Bernardino Road and "A" Drive, "B" Drive and "C" Drive shall not exceed 42 inches except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

40. Wall and fence heights surrounding the open lawn recreation area, dining terrace and gated tot lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

41. All pedestrian common walkways throughout the development and the project entrance street ("A" Drive) shall remain un-gated.

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Reports for the tentative map dated 09-24-14

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

RESIDENTIAL INFILL - BURDEN OF PROOF

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

A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.

The proposed development of 22 single family detached homes on 3.29 acres is located within a predominately existing single family neighborhood of R-1- 5000 zoning. Our development contains similar single family homes that fit within the context and character of the neighborhood and at 6,514.2 SF per dwelling unit are less dense than the existing community's required zoning. Therefore it will not advesly affect the established community.

B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

The proposal meets all setback requirements and provides a large amount of common area open space and landscaped area.

C. The proposed project will not overburden existing public services and facilities.

According to our analysis, water and sewer will not be impacted. Emergency services have review the plan and are accepting of it. Futhermore, the proposed project will not overburden the existing facilities as we have will serve letters from the respective utility companies stating that there is currently enough capacity for the project.

D. The proposed use will not disrupt or adversely impact local traffic and parking conditions.

The propsed project's parking will be self sustaining and contained onsite within the project and current with all existing code regulations. The traffic patterns of the proposed use will not be different than the surrounding patterns.

E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

The proposal contemplates single family detached homes that are of similar density to the surrounding uses. The 22 single family home site layout provides adequate open space as required by code and meets all egulations set forth in the LA county municipal code required for development.

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

Project title: R2014-01018/ RTM TR072718 / RENVT201400089.

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

Contact Person and phone number: Steven Jones (213)974-6433

Project sponsor's name and address: Efrem Joelson (310)314-5074, 2716 Ocean Park Boulevard, Suite 2025, Santa Monica, CA 90405

Project location: 16050 E San Bernardino Road. Covina, CA 91722
APN: 8435027001 *USGS Quad:* Baldwin Park

Gross Acreage: 3.29 gross acres

General plan designation: Category 1— Low Density Residential (1 to 6 dwelling units/acre)

Community/Area wide Plan designation: N/A

Zoning: A-1-6,000 (Light Agricultural Zone, 6,000 square foot minimum lot size)

Description of project: One multifamily lot for condominium purposes developed with 22 detached single-family residences within zone A-1. An infill request has been made to increase the density beyond the maximum of 6 dwelling units per acre allowed.

Surrounding land uses and setting: The property lies on 3.29 acres within zone A-1-6,000, and an area designated low-density residential where the existing use is a church and daycare that was authorized to be continued by conditional use permit 89162. The subject property is bounded by East San Bernardino road to the North fronted by single-family residential uses, Broadmoor Avenue and single-family residential use to the South, and single-family residential uses to the East and West.

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

Public Agency	*Approval Required*

Major projects in the area:

Project/Case No.	*Description and Status*

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- [x] 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
- [x] Fire Department
  - Planning Division
  - Land Development Unit
- [x] Sanitation District
- [x] Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- [x] Sheriff Department
- [x] Parks and Recreation
- [x] 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]	2015 MARCH 17
Signature (Prepared by)	Date
Noor [signature]	3/17/15
Signature (Approved by)	Date

1. AESTHETICS

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

No Impact.

A scenic vista is defined as a viewpoint that provides expansion views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. No scenic resources exist on the project site or in the surrounding area therefore the proposed project will not impact those resources. The project is located entirely within the jurisdiction of the County of Los Angeles and will not affect any scenic resource in other jurisdictions. The project will not obstruct views to or from any scenic resource, degrade the character of a scenic highway, or disrupt a scenic vista.

- There are no designated scenic highways adjacent to or in proximity to the project site as identified by the State of California CalTrans Scenic Highway Mapping System (Updated 9/7/2011): http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm;
- There are no scenic highways, corridors, and resources designated by the County General Plan or in the County GIS-NET Scenic Highways layer (in the "Transportation" folder) and Significant Ridgelines layer (in the "Administrative Layers & Districts" folder);
- There are no borders of the subject property with cities adjacent to or near the project site; and
- No significant ridgelines are on or near the subject property identified in the County GIS-NET Topography layer.

No mitigation is required.

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

No Impact.

The project site is not visible and would not obstruct views from any regional riding or hiking trails. No riding or hiking trails are present in or near the site. The proposed project would not impact riding or hiking trails.

- No designated or proposed trails traversing, adjacent to, or in proximity to, the project site as identified in the County GIS-NET Trail sub-layer in the Transportation layer; and
- There are no borders of the subject property with cities adjacent to or near the project site.

The proposed project is not sited near any designated riding or hiking trails, therefore it will not result in any impacts related to having a substantial adverse effect on these resources. No subdivision trail requirements were imposed through Subdivision Committee Meetings.

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

Less Than Significant Impact With Mitigation Incorporated.

There are no scenic rock outcroppings located within the project limits. The project site contains several tall evergreen and deciduous trees located within the North portion of the parcel (adjacent to the existing church), varying in height from approximately 30-50 feet tall. These trees are proposed to be removed when the site is graded or otherwise prepared for new development. Although not protected species, these trees are visibly taller than other trees in the immediate surrounding area. Their removal will have a noticeable visual impact and could be considered damaging to views currently enjoyed by existing residents. In the event that the trees are removed, the mitigation measure MM-1 requires the project plant a sufficient size, number and type of similar trees that will re-establish the scenic tree view from the same vantage points along the adjoining streets. The new trees need not necessarily be of the same species as the existing trees.

- The County General Plan contains a conservation emphasis consisting of measures for the conservation of natural resources including a varied landscape;
- The existing distinctive scenery gives residents a sense of place, heightens the feeling of belonging, and instills a sense of uniqueness and civic pride;
- An objective of the conservation and open space element of the County General Plan is to preserve and protect biotic resources;
- The County General Plan recognized the need to promote landscaping to provide scenic beauty, make the urban environment more attractive and pleasant, improve air quality and separate and screen urban uses from noise and unsightly views and has policies to encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas, integrate landscaping and open space into housing and encourage tree planting programs to enhance the beauty of urban landscaping.
- The existing trees are also of value because of their beauty, age and unusual dimensions.

Resources

- The subject parcel or structure is not found on the list of Historic resources and points of interest designated by the State of California in unincorporated Los Angeles County, within the California Office of Historic Preservation, on the National Register of Historic Places, or on State Register of Historic Places.

Mitigation Measures:

MM-1: *a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted along E San Bernardino Road that will sufficiently recreate the existing view of "tall evergreen and deciduous trees" located in North portion of the project site in addition to required front yard trees, and trees throughout the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.*

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?

<u>Less Than Significant Impact.</u>

Development of the project would result in the construction of 22 detached residential condominium units including an internal private streets connecting from San Bernardino Road. The detached units would be two stories in height and have a similar first-floor footprint size compared with homes in the surrounding area. Most of the units will have significantly less front and backyard space compared with surrounding homes. The surrounding homes are nearly all single-story "1950's ranch-style". Thus, the project will introduce distinctive building elements (taller homes, reduced yard sizes) into the community. The most visible proposed units, those fronting along San Bernardino Road, will have larger front yards that are more comparable with surrounding properties. The project's illustrative site plan shows that the project includes the planting of a number of new trees of several different varieties onsite in various areas, specifically along San Bernardino Road, at the project entry, along the proposed internal private streets and walkways, around the park and in front yard areas. The project architectural elevations depict new homes that will be different in style than that of surrounding homes, but of a traditional and high-quality character. The project will also introduce some desirable distinctive visual elements such as numerous new street tree plantings beyond County Code requirements and a lack of garage-facing doors along San Bernardino Road. This will improve neighborhood aesthetics by allowing more pedestrian-oriented architectural façade features to be visible from the street, and will also eliminate front yard driveway pavement and driveway curb cuts along the street. The internal private street will not be gated at the entry along San Bernardino Road, thus helping to minimize the visually-segregated effect for the entire project. Moving into the project site from the San Bernardino Road entry, the internal streets will be loaded with individual private common drives that will provide garage parking access to individual units. These features already included as proposed will work to offset the moderate visual impacts expected by the new development. Thus, no further mitigation is needed.

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

<u>Less Than Significant Impact with Mitigation Incorporated.</u>

The proposed project would introduce minimal nighttime lighting to the project site. Project lighting may include lighting along walkway paths, landscape lighting, low exterior residential lighting at front entrances, street lighting along the interior streets and San Bernardino Road, and back porch lighting. All lighting would be hooded or shielded to focus the light downward and to prevent light spillage onto adjacent properties. The project site could potentially be illuminated from sunset to sunrise, which would introduce new nighttime lighting; however, the project lighting would be similar in intensity, character and coverage as existing light sources in the surrounding residential neighborhoods surrounding the sites. No extraordinary lighting is proposed that would impact nighttime views. Mitigation Measures MM-2 requires the project applicant to prepare a site lighting plan. This measure is *intended* to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting effects. Implementation of this mitigation measure would reduce potential impacts related to new lighting to a less than significant level.

Glare generation can occur from sunlight reflected from glass and reflective materials utilized on buildings. Any glare experienced as a result of sunlight reflecting off buildings would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Glare associated with

the proposed project would be minimal and no more than that typically associated with existing residential use in the surrounding area. The project landscaping would reduce the effect of any glare by screening glare sources such as windows. Therefore, potential glare impacts would be less than significant.

Mitigation Measures:

MM-2: Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No Impact.

The project site consists of rectangular shaped piece of land located South portion of San Bernardino Road. The North portion of the site is developed with a church building and to the Southeast of the existing church are a parking lot and open lawn area/sports fields. The surrounding area is characterized by predominantly residential uses. The project site is not used for agricultural production and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project would not convert any type of farmland to a nonagricultural use or contribute to environmental changes that could result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

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

Less Than Significant Impact.

The project site is currently zoned A-1-6,000 which allows light agriculture and single-family residential uses; however, the site has been developed with a church, daycare, parking lot and sports field. The site is not used for agricultural production and is not protected by, or eligible for, a Williamson Act contract. No impacts to agricultural resources would occur, and no mitigation is required.

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))?	☐	☐	☐	☒

No Impact.

The main portion of the site is developed with a church, daycare, parking lot and sports field. The project site is currently zoned A-1-6,000 which allows light agriculture and single-family residential uses. The project site does not contain nor is it used or zoned for forest land or timberland production. No impacts to forest land or timberland resources would occur, and no mitigation is required.

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

No Impact.

The main portion of the site is developed with a church, daycare, parking lot and sports field. The project site is currently zoned A-1-6,000 which allows light agriculture and single-family residential uses. The project site is surrounded by urban development. Trees on the project site are found near the structure area, along the North and West perimeters. The proposed project would not convert forest land to a non-forest use. Likewise, the project site would not contribute to environmental changes that could result in conversion of forest land to non-forest use. No impacts to forest land or timberland resources would occur, and no mitigation is required.

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?	☐	☐	☐	☒

No Impact.

The project site is currently zoned A-1-6,000 which allows light agriculture and single family residential uses. The site is not located in a forest and does not have a land use designation or zoning as forest. It is also not used for agricultural production. The proposed project would not convert farmland to a nonagricultural use. Likewise, the project site would not contribute to environmental changes that would indirectly result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

3. AIR QUALITY

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

No Impact.

A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not create new violations of clean air standards, exacerbates any existing violations, or delays a timely attainment of such standards. The project is located within the South Coast Air Quality Management District (SCAQMD), which is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs).

The SCAQMD Governing Board adopted an updated 2012 Air Quality Management Plan (AQMP) on February 1, 2013 (SCAQMD 2013). The purpose of the 2012 AQMP is to set forth a comprehensive program that will lead the region into compliance with federal air quality standards for 8-hour ozone (O_3) and fine particulate matter with a diameter of 2.5 microns or less (PM2.5). The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the Southern California Association of Governments' (SCAG's) 2012 regional population, housing and employment projections contained in their 2012 Regional Transportation Plan (RTP).

Projects such as the proposed San Bernardino residential project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The change to regional air quality from the proposed action is immeasurably small due to the size of the project relative to the air quality basin and because the project does not exceed air quality standards. Therefore, the project is considered consistent with the region's AQMP. No impacts would occur and no mitigation is required.

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

Less Than Significant Impact.

The State's criterion for regional significance is 500 dwelling units for residential uses. The proposed project entails the subdivision and construction of twenty two buildings to be used as single family residences and a common area space. The project will not violate any applicable federal or state air quality standard or projected air quality violation.

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

Less Than Significant Impact with Mitigation.

There are no projects within a 500 foot radius coming on-line. The project will not cumulatively contribute to a pollutant that is considered "non-attainment" for the region. The proposed project would not contribute a significant amount of a criteria air pollutant in that it would not be combined with other projects resulting in a significant addition to a non-attainment criteria pollutant.

The project will not exceed the SCAQMD Air Quality Significant Thresholds.

Construction emissions would be less than the thresholds allowed with mitigation incorporated. Mitigation Measure MM-3, below, is provided to address the possibilities from the Urbemis model

Mitigation Measure:

MM-3: *Prior to issuance of any building permits, applicant shall include in the construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:*

- *Apply soil stabilizers or moisten inactive areas;*
- *Prepare and implement a high wind dust control plan;*
- *Stabilize previously distributed areas if subsequent construction is delayed;*
- *Water exposed surfaces as needed for dust suppression (typically 3 times/day);*
- *Cover all stock piles with tarps at the end of each day or as needed;*
- *Provide water spray during loading and unloading of earthen materials;*
- *Minimize in-out traffic from construction zone;*
- *Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and*
- *Sweep streets daily if visible soil material is carried out from the construction site*

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

Less Than Significant Impact

Sensitive receptors are adjacent to and within a ¼ mile to approximately ¾ mile of the property identified as playgrounds, schools, a senior citizen center, day care facilities and other residential neighborhoods. There would be a less than significant impact with mitigation incorporated (MM-3 above). Construction of the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, exhaust emissions associated with construction of a project this size are typically below SCQAMD CEQA thresholds during construction and construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD standard construction practices. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during construction, and

potential short term impacts are considered less than significant. No further mitigation is required.

A Los Angeles County Department of Public Health memo of December 15, 2010, recommends separation between residences and freeways; however, this is not an adopted policy for Regional Planning. A potentially significant impact could occur where the proposed project would contribute substantial pollutant concentrations near an existing sensitive use, however, no sensitive uses exist near the project site, and therefore no impact would occur.

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

<u>Less Than Significant Impact</u>

The proposed project of construction and subdivision of 22 units to be used as single family residences would not create objectionable odors that would be perceptible to a substantial number of people. The proposed project would not violate rule 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 to the public or which cause or have a natural tendency to cause injury to 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."

Some objectionable odors may emanate from operation of diesel-powered construction equipment during construction of the project. These odors, however, would be limited to the site only during the construction period and would dissipate quickly; therefore, would not be considered a significant impact. Project operation would not result in objectionable odors as the project is a typical residential subdivision that does not manufacture or store material, nor are uses allowed within the zone that would generate significant objectionable odors. No mitigation is required.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐

Less Than Significant Impact

This is an urban site. A nesting bird survey should be prepared prior to construction.

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.
The following has been identified on the site.

Vegetation / Land Cover	Acres
Turf grass and/or trees	1.76
Asphalt parking	1.22
Covered structures	0.32
Total	3.3

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?	☐	☐	☐	☒

No Impact.

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/ or native trees.

The project site is not located in or near a SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any impact on sensitive natural communities.

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

<u>No Impact.</u>

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The Habitat Assessment (Ironwood 2013) confirms that the project site is not located on or near any federally or State protected wetlands. Accordingly, the project would have no impact on wetlands or waters of the U.S.

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?	☐	☒	☐	☐

<u>Less Than Significant Impact with Mitigation Incorporated.</u>

The project site is not located near any designated wildlife or migratory corridors. However, due to the presence of trees on-site, there is a potential for nesting habitat for birds species that are afforded protection under the Migratory Bird Treaty Act (MBTA). Trees located on-site and utility poles located along San Bernardino Road may provide suitable nesting sites for birds, including raptors. A report should provide recommendations for the avoidance of nesting birds during construction activities at the site.

<u>Mitigation Measures:</u>

> ***<u>MM-4:</u>*** *Within five (5) days prior to land-clearing activities between February 1 through September 15, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.*

With incorporation of Mitigation Measure MM-4, project impacts would be less than significant.

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.)?

No Impact.

The project site and surrounding properties do not support any oak trees or oak woodlands.

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)? ☐ ☐ ☐ ☒

No Impact.

The project site is not located in or near a Wildflower Reserve Area, nor does the site support oak trees. The project would not conflict with policies or ordinances pertaining to those resources.

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

No Impact.

The project site is not located in or near a SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any effect on such plans.

5. CULTURAL RESOURCES

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

No Impact.

Section 15064.5 of the State CEQA Guidelines identifies both significant buildings and significant archeological resources as "historical resources". Because Question 5(b), below, addresses archeological resources, this discussion focuses on historical resources and historic properties such as buildings, structures, objects, sites, or historic districts.

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5(a)).

The church, daycare and associated features are not considered eligible under any of the four criteria for listing on the California Register. There are no historical resources present on site. In addition, based on the age of the surrounding residential homes, none of the adjacent structures would be eligible for listing in the California Register, and none is listed in a local register of historic places, identified, or determined to be a historic resource by the County. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource, and no mitigation is required.

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

Less Than Significant Impact With Mitigation Incorporated

A review was conducted of the National Register, the California Register, and the California Office of Historic Preservation. Additionally, further research was conducted through the Los Angeles County Assessor's office and through various internet resources. The searches revealed no cultural resources within one-half mile of the project site boundaries.

Ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous archaeological surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. As such, Mitigation Measure MM-5 is provided.

Mitigation Measure:

MM-5: *Prior to commencement of any grading activity on site, the 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.*

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

Less Than Significant Impact with Mitigation Incorporated.

Paleontological sensitivity is a measure of the potential for the discovery of significant fossils during development of an area. Sensitivity levels are predicated primarily for the underlying geological formations. It is not known if the proposed project would require excavations that penetrate through alluvial soils and into bedrock formations; however, since the area is sensitive for paleontological resources, unknown significant paleontological resources could be disturbed if excavations penetrate the bedrock formations in the project site. Implementation of mitigation measure MM-6 is required if excavations penetrate the bedrock formations in the project site. Mitigation Measure MM-6 requires the applicant retain a qualified paleontologist to monitor these excavations. The paleontologist would ensure any collected specimens be prepared, identified, cataloged, and donated to an accredited repository. Implementation of Mitigation Measure MM-6 would ensure that impacts to paleontological resources are reduced to a less than significant level.

Mitigation Measure:

MM-6: *Prior to commencement of any grading activity on site, the 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.*

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

Less Than Significant Impact with Mitigation Incorporated.

The project site is not a formal cemetery and is not adjacent to a formal cemetery. The project site is not known to contain human remains interred outside formal cemeteries, nor is it known to be located on a burial ground. The project would involve ground disturbance during construction. It is highly unlikely that the proposed project would disturb any human remains during construction; however, should human remains be uncovered during construction, mitigation measure MM-7 would apply.

Mitigation Measure:

MM-7: *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 MLD's 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 MLD's 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).*

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐

Less Than Significant Impact.
All new facilities would be built to comply with all current building codes, including the requirements of the Los Angeles County Green Building Standards, California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards. Impacts would be less than significant and no mitigation is required.

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

Less Than Significant Impact.
The project does not involve any processes or features requiring excessive amounts of energy as compared to other residential uses throughout the County. Moreover, compliance with all pertinent State and local building codes for the conservation of energy resources would ensure that the proposed residential are more energy-efficient than older residential construction. Impacts would be less than significant and no mitigation is required.

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.	☐	☐	☒	☐

Less Than Significant Impact.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

A geotechnical engineering investigation for proposed residential housing prepared by GeoSoils Consultants, Inc. (GCI) and dated January 7, 2014 summarizes the findings and conditions of the site survey. The Geotechnical Evaluation (GCI 2014) states that active or potentially active faults are not known to exist on or in the immediate vicinity of the site. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The potential for exposing people or structures to the damaging effects of ground rupture is considered low since no active faults are known to cross the site. Impacts would be less than significant and no mitigation is required.

ii) Strong seismic ground shaking?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

The report mentioned above goes on to say that although there are no active or potentially active faults on or in the immediate vicinity of the project site, the project would likely experience moderate to intense seismic ground shaking during its design life because of regional seismicity. The estimated design peak horizontal ground acceleration per the 2010 California Building Code (CBC) is 0.49g. Mitigation Measure MM-8 would result in potential project impacts related to seismic ground shaking being reduced to levels considered to be less than significant.

Mitigation Measure

MM-8: *Mitigation shall be implemented in the form of strict compliance with all recommendations specified in the* Geotechnical Evaluation *(GCI 2014). The geotechnical recommendations are intended to maintain the structural*

integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.

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

Liquefaction describes a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in cohesion-less soils. As a result, the soils may acquire a high degree of mobility, which can lead to lateral spreading, consolidation and settlement of loose sediments, ground oscillation, flow failure, loss of bearing strength, ground fissuring, and sand boils and other damaging deformations.

The project site is not located within a liquefaction zone, within a State of California Seismic Hazard Zone for liquefaction potential, or in an area susceptible to liquefaction. Based on the Geotechnical Evaluation, the field exploration indicates a mixture of fill and alluvial deposits. Up to four feet of fill was observed consisting of light to medium brown silty fine to coarse sand with a varied degree of rock fragments and the alluvium was medium brown , silty fine sands and fine to medium sands with rock fragments that were slightly moist and medium dense to dense. Subsurface water was not encountered in the test pits.

Soils subject to liquefaction are water saturated soils, frequently loosely packed and granular in nature, that when subjected to seismic activity lose their cohesion and act like a fluid. Liquefaction areas are usually found in areas with a water table near the surface. The project site is located within a dam inundation area. Mitigation Measure MM-9 would result in potential project impacts related to soils unsuitable for structural support being reduced to levels considered to be less than significant.

Mitigation Measure

MM-9: *Remove the old fill and upper 4 to 5 feet of alluvium material. Removals should be excavated down a minimum five feet and extend a minimum of five feet laterally outside the areas of proposed development. Actual removal depths will be determined during grading. The removed material may be processed and replaced as compacted fill. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.*

iv) Landslides?	☐	☐	☐	☒

No Impact.

A landslide is the movement or flow of soil, rocks, earth, water, or debris down a slope. Seismic activity can trigger landslides, especially on steep slopes or those with slide plains that will move easily. The California Geologic Survey maps potential landslide areas throughout California. These maps are updated periodically and usually in response to some geological event. These maps are the source of the landslide layer found in GIS-NET3. In GIS-NET 3, the property was not found to be located within a landslide zone.

The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where landslides have historically occurred, or where there is a high potential

for such occurrences. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. In the County of Los Angeles, the General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address potential hazards associated with hillside development in hilly or mountainous terrain. Primary hillside hazards include mud and debris flows, active deep-seated landslides, hillside erosion, and development-induced slope instability.

The project would not expose people or property to landslide because the site terrain is flat and does not have topographic or geologic characteristics conducive to landslide hazard. The project does not have the potential to create landslides or other hillside hazards and no impact would result.

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

<u>Less Than Significant Impact.</u>

Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which applies to all construction that disturbs an area of at least one acre. The project would prepare a SWPPP that includes standard Best Management Practices (BMPs) for erosion and sediment control. Implementation of the SWPPP would minimize potential water and wind erosion during the construction phase.

The project site is a 3.29 acres urbanized parcel where the entire site will be graded. At least 1.47 acres of the site will be covered with buildings and 1.15 acres of the property is proposed to be open space, walkways and private yard space. The amount of grading proposed has not been required to obtain a discretionary permit. Any storm water runoff discharges would not cause or contribute to on-site or downstream erosion, impacts would be less than significant.

For all grading permits, the Department of Public Works requires compliance with their grading best practices manual, which includes best management practices for erosion control. This is not considered a mitigation measure for CEQA, as compliance is required.

The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater. 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 Standard Urban Stormwater Mitigation Plan (SUSMP) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

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

<u>Less Than Significant Impact With Mitigation Incorporated.</u>

The Geotechnical Evaluation (GCI 2014, p. 5) states that the potential for lateral spreading is considered very low due to the fine-grained cohesive nature of the onsite soils. The Geotechnical Evaluation did not

identify subsidence as a potential on-site or local occurrence. Additionally, Question 7.a.iv) determined that there is no potential for landslide impacts.

As indicated in Question 7.a.iii), the site is not located in a State of California Seismic Hazard Zone for liquefaction potential, and the soils encountered during field evaluation are generally not considered susceptible to liquefaction or dynamic settlement. Soils encountered in the exploration test pits were silty fine sands and fine to medium sands with rock fragments not considered susceptible to liquefaction. The report references the Division of Mines and Geology Seismic Hazard Evaluation of the Baldwin Park 7.5 minute Quadrangle, Seismic Hazard Zone Report to support the conclusion that the subject site is not located in an area susceptible to liquefaction. (GCI 2014).

The Geotechnical Evaluation includes specific recommendations for the removal, placement and compaction of fill materials. The evaluation specifies removal depths and over-excavation limits within building pad areas. Specific recommendations and specifications for optimal moisture conditioning and compaction are included for different types of slabs. Those and all other recommendations in the evaluation would be implemented consistent with Mitigation Measure MM-8. With implementation of those geotechnical recommendations, it is expected that impacts related to soil stability would be less than significant.

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?	☐	☒	☐	☐

<u>Less Than Significant Impact with Mitigation Incorporated.</u>

The Geotechnical Evaluation (GCI 2014) noted that pad drainage should be directed toward the street or any approved watercourse area swale via non-erosive channel, pipe and/or dispersion devices to avoid various geotechnical distress issues. As noted (GCI 2014, p. 16), "*water should not be allowed to pond or seep into the ground...*"

Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements. The Geotechnical Evaluation (GCI 2014) determined, based on the results of laboratory testing, assuming the material is recompacted to an average relative compaction of 92 percent, a shrinkage value of 10 to 15 percent should be applied to the project.

Geotechnical mitigation measures are required for foundations and site improvements, such as retaining walls, to minimize the impacts of expansive soils. The Geotechnical Evaluation (p. 16) indicates that the site foundation and grading plans, including foundation-loading details, should be forwarded to the Geotechnical Engineer for review and approval prior to finalizing design and that no deviation from recommended specifications would be allowed, except where specifically superseded in the preliminary geology and geotechnical report, or in other written communication signed by an appropriate engineer. The specific recommendations in the Geotechnical Evaluation would be implemented consistent with Mitigation Measure MM-8. With implementation of the geotechnical recommendations, it is expected that impacts related to expansive soils would be less than significant.

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

No Impact.

The project would be served by the sanitary sewer system for the disposal of wastewater. Therefore, the ability of soils to support septic tanks or alternative wastewater disposal systems is not relevant to the project.

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?	☐	☐	☐	☒

No Impact.

As indicated previously in Question 7.a.iv), the General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address potential hazards associated with hilly or mountainous terrain. The project is not subject to the HMA Ordinance since the site terrain is flat. Since no hillside design standards apply, the project would have no impact relative to the HMA ordinance.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact.

The following response applies to Questions 8.a) and 8.b), below.

Climate change refers to any significant change in measures of climate (such as average temperature, precipitation, or wind patterns) over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, which is an average increase in the temperature of the atmosphere near the Earth's surface; this is attributed to an accumulation of greenhouse gas (GHG) emissions in the atmosphere. GHGs trap heat in the atmosphere which, in turn, increases the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through fossil fuel combustion in conjunction with other human activities appears to be closely associated with global warming (OPR 2008).

GHGs, as defined under California's Assembly Bill 32 (AB 32) (California Health and Safety Code §38505), include carbon dioxide (CO_2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). General discussions on climate change often include water vapor, ozone, and aerosols in the GHG category. Water vapor and atmospheric ozone are not gases that are formed directly in the construction or operation of development projects, nor can they be controlled in these projects. Aerosols are not gases. While these elements have a role in climate change, they are not considered by either regulatory bodies, such as CARB, or climate change groups, such as the California Climate Action Registry (CCAR), as gases to be reported or analyzed for control. Therefore, no further discussion of water vapor, ozone, or aerosols is provided. GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2. For example, since CH_4 and N_2O are approximately 21 and 310 times more powerful than CO_2, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 21 and 310, respectively (CO_2 has a GWP of 1). Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO_2.

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006 (California Health and Safety Code §38501), recognizes that California is the source of substantial amounts of GHG emissions. The statute states that:

> Global warming poses a serious threat to the economic well being, public health, natural resources, and the environment of California. The potential adverse impacts

> of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels, with further reductions to follow (CARB 2011).

In developing methods for GHG impact analysis there have been suggestions of quantitative thresholds, often referred to as screening levels, that define an emissions level below which it may be presumed that climate change impacts would be less than significant. Neither the SCAQMD nor the County of Los Angeles has adopted a significance threshold for the GHG emissions from non-industrial development projects. Consequently, the County has determined, pursuant to the discretion afforded by Sections 15064.4(a) and 15064.4(b) of the CEQA Guidelines, that the analysis quantify the GHG emissions from the proposed project based on the methodologies proposed by SCAQMD's GHG CEQA Significance Threshold Working Group.

On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for a tiered threshold approach wherein Tier 1 determines if a project qualifies for an applicable CEQA exemption; Tier 2 determines consistency with GHG reduction plans; and Tier 3 proposes a numerical screening value as a threshold. At their September 28, 2010, meeting, the Working Group suggested a Tier 3 threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year for all residential and commercial land use types.

In the absence of adopted thresholds, the County has determined to assess the significance of the project's GHG emissions using this SCAQMD proposed Tier 3 screening threshold (SCAQMD 2010). It is noted that the use of the SCAQMD's screening threshold is selected as a threshold for the proposed project because it is located in the South Coast Air Basin and these thresholds are based on the best available information and data at the time of preparation of this document. The development of CEQA project-level thresholds is an ongoing effort on State, regional, and County levels, and significance thresholds may differ for future projects based on further data and information that may be available at that time.

Construction Activity GHG Emissions

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. In addition, GHG emission reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008).

Project Operational GHG Emissions

Estimated GHG operation emissions with the proposed residential project, are less than the 3,500 CO_2(e) threshold.

The estimated increase in annual GHG emissions is very unlikely to have GHG emissions of a magnitude to directly impact global climate change; therefore, any impact would be considered on a cumulative basis. Since there are no other projects proposed within the immediate area and because the proposed project's GHG emissions would be less than 3,500 $MTCO_2e$/year, the emissions would not be cumulatively considerable. The impact would be less than significant; no mitigation is required.

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

<u>No Impact.</u>

As discussed above, the principal State plan and policy adopted for the purpose of reducing GHG emissions is AB 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. Statewide plans and regulations, such as GHG emissions standards for vehicles and the Low Carbon Fuel Standard, are being implemented at the statewide level, and compliance at the project level is not addressed. Therefore, the proposed project does not conflict with these plans and regulations. Additionally, all new facilities would be built to comply with all current building codes, including the requirements of California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings, and the Title 24 California Green Building Standards.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project involves construction of new residential units, which would require grading, installation of infrastructure to connect to existing power, water and sewer lines, and other construction associated with erecting the residential structures. The proposed project would not use a substantial amount of hazardous materials during construction. Hazardous materials that are used during construction would be transported, used, stored, and disposed of according to County, State, and federal regulations. Operation of the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes. Therefore, impacts would be less than significant and no mitigation measures would be required.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed project involves construction of new residential units, which would require grading, installation of infrastructure to connect to existing power, water and sewer lines, and other construction associated with erecting the residential structures. The proposed project would not use a substantial amount of hazardous materials during construction. Hazardous materials that are used during construction would be transported, used, stored, and disposed of according to County, State, and federal regulations. Operation of the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes. Therefore, impacts would be less than significant and no mitigation measures would be required.

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

No Impact.

The project site is proposed on church and daycare campus. There are also residential units located immediately to the east and west of the site. However, as discussed above, the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions. Additionally, hazardous materials used during construction would be used in accordance with all applicable County, State, and federal regulations. No impacts would occur and no mitigation measures

would be required.

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? ☐ ☐ ☒ ☐

<u>Less Than Significant Impact.</u>

Based on a review of the California Department of Toxic Substances Control's Envirostor Database, the closest permitted underground storage tank site is off Sunset, which is nearly 1/5 mile away. The Water Board GeoTracker database identifies two potential cleanup sites located within two miles of the project site worth noting. The potential contaminant of concern for both sites is unknown hazardous material, and the status of assessment and/or remediation for each site is as follows:

1. ID 24539– This site is located at 15955 E San Bernardino Road, Covina, approximately 0.10 mile away from and north-west of the project site. It is currently a permitted underground storage tank.
2. ID 20672– This site is located at 901 N. Sunset Avenue, West Covina, approximately 0.20 mile away from and south-west of the project site. It is currently a permitted underground storage tank.
3. ID 11633– This site is located at 709 N. Sunset Avenue, West Covina, approximately 0.20 mile away from and south-west of the project site. It is currently a permitted underground storage tank.
4. ID 4B190324001 – This site the Manning Pit Sediment Placement Site, 0.6 mile from the project site, and is associated with 5155 Vincent, in the Irwindale area. The Manning Pit Inert Landfill was a former aggregate mine that was operated by the Manning Brothers Rock and Sand Company from the 1920's to the early 1970's. From the 1960's until September 1980, the Manning Brothers Rock and Sand Company disposed of inert solid wastes at the pit. The site is open for verification monitoring as of 1965. Monitoring and Reporting Program CI-6149 requires semi-annual groundwater sampling and quarterly reporting.
5. ID 4B192463001 – This site is the Manning Pit Quarry Site, located at 5155 Vincent, in the Irwindale area. It is approximately 0.6 mile from the project site. The Manning Pit Inert Landfill was a former aggregate mine that was operated by the Manning Brothers Rock and Sand Company from the 1920's to the early 1970's. From the 1960's until September 1980, the Manning Brothers Rock and Sand Company disposed of inert solid wastes at the pit. Monitoring and Reporting Program CI-6149 requires semi-annual groundwater sampling and quarterly reporting until at least 5/14/2029.
6. ID 19010016– This site is located at 3900 N. Puente Avenue, Baldwin Park, approximately 1.4 miles away from and south-west of the project site. It is a Department of Toxic Substances Control open clean-up site. Soil was monitored for elevated levels of arsenic and as of February 27, 2001, the Baldwin Park Unified School District made written request to terminate monitoring.

The Envirostor Database and the Water Board GeoTracker Database both confirmed that the project site is not known to contain any hazardous materials that would create a significant hazard to the public or the environment. Additionally, the site has been developed as a church and daycare campus since prior to 1989, thus no hazardous materials would have been introduced to the site during this time. No impacts are anticipated and no mitigation is required.

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?

No Impact.

The closest public airport is the El Monte Airport. However, it is about 6 miles away. Thus, the proposed project is not located within the vicinity of a public airport and is not located within an airport land use plan. Due to the project site's distance from the El Monte Airport, the proposed project would not result in a safety hazard for people residing or working in the project area. No impacts are anticipated, and no mitigation is required.

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? ☐ ☐ ☐ ☒

No Impact.

The project is not within the vicinity of a private airstrip. No impacts are anticipated, and no mitigation is required.

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

Less Than Significant Impact.

The proposed project consists of residential uses and would not impair or physically interfere with an adopted emergency response plan. The proposed use is consistent with surrounding residential homes and would not impair or interfere with implementation of the County's emergency response plan.

The County of Los Angeles has an Office of Emergency Management (OEM) that was established by Chapter 2.68 of the County Code, which covers the County's Emergency Response Plan for Emergency Operations. The OEM is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. OEM is responsible for maintaining a current and approved Operational Area Emergency Response Plan, serving as the lead division for emergency preparedness, maintaining the County's Emergency Operations Center, and implementing an emergency mass notification system called "Alert LA County", to name a few. The County's Emergency Response Plan establishes the emergency organization, tasks, and general procedures, and provides for coordination of planning efforts of the various emergency staff and resources, based on the nature of the emergency.

The County's Fire Department and Sheriff's Department provides emergency services to East Irwindale, and the nature of the emergency determines which Department or whether both Departments are involved. Emergency response services include fire protection and suppression, inspection services, paramedic emergency medical aid, hazardous materials protection and response, and a variety of public services.

Roads that are used as response corridors/evacuation routes usually follow the most direct path to or from various parts of the community. For the project site, the main corridor would be E San Bernardino Road. Access to and from the project site would be from E San Bernardino Road on the northern side of the

project site.

Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. Site-specific activities such as temporary construction activities would be reviewed on a project-by-project basis by the County and are formulated when development plans are submitted to the County.

During the operational phase of the proposed project, on-site access would be required to comply with standards established by the County. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to County's Fire Department standards. The proposed project would be required to have a total of 1 new fire hydrant along the internal private street, 1 new fire hydrant along the public street, 1 relocation of a fire hydrant along a public street and sufficient access by fire-service vehicles per the County Fire Department's requirements. As required of all development in the County, the operation of the proposed project would conform to applicable Uniform Fire Code standards. Therefore, implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No mitigation is required.

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)?	☐	☐	☐	☒

<u>Less Than Significant Impact.</u>

Per the Los Angeles County Fire Department's subdivision review comments (Conditions of Approval dated September 24, 2014), the project is not located in an area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). Therefore, a "Fuel Modification Plan" is not required, and the project would not require additional fire protection systems beyond suitable access and fire protection water (see Question iii, below). Project impacts would be less than significant. No mitigation measures are required.

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

<u>Less Than Significant Impact.</u>

Per the Los Angeles County Fire Department's subdivision review comments (Conditions of Approval dated September 24, 2014), the project is not located in an area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). Therefore, a "Fuel Modification Plan" is not required, and the project would not require additional fire protection systems beyond suitable access and fire protection water (see Question iii, below). Project impacts would be less than significant. No mitigation measures are required.

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

<u>Less Than Significant Impact.</u>

Per the Los Angeles County Fire Department's subdivision review comments (Conditions of Approval dated September 24, 2014), the project must comply with each of the following (project compliance description included), as well as any other outstanding holds and conditions that may be imposed:

- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
  Project Compliance: Access to the site and interior streets and driveways would all be paved with asphalt or include pavers, both of which are all weather surface materials.

- Driveways shall be unobstructed and a minimum of 20 feet in width.
  Project Compliance: All driveways would be of sufficient width for access by fire-serve vehicles.

- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
  Project Compliance: Interior streets would be designated as fire lanes and be of sufficient width for access by fire-serve vehicles.

- The driveways used for fire apparatus access shall provide a 32 feet centerline turning radius.
  Project Compliance: Interior streets would be designated as fire lanes, including the turning radius and be of sufficient width for access by fire-serve vehicles.

- A reciprocal access agreement is required
  Project Compliance:

- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
  Project Compliance: All private driveways would include a portion assigned as a fire lane with widths that would be sufficient for maneuvering of fire-service vehicles.

- 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.
  Project Compliance: Location of Fire hydrants would be determined in consultation with the Fire Department. All fire hydrants would be installed, tested, and accepted prior to construction. A condition of approval has been included to this effect.

- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
  Project Compliance: A condition of approval shall be included to require that street signs and building access numbers be approved and documentation shall be provided, prior to the issuance of any certificates of use and occupancy for the subject project.

Per the Los Angeles County Fire Department's subdivision review comments (Water System Requirements - Unincorporated dated September 24, 2014), the project must comply with each of the following (project compliance description included), as well as any other outstanding holds and conditions that may be imposed:

- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
  Project Compliance: A condition of approval shall be included to require compliance with fire

flow standards.

- Fire hydrant requirements are as follows: Install two new fire hydrant(s). Upgrade/Verify existing one public fire hydrant(s).
  Project Compliance: A condition of approval shall be included to require compliance with fire hydrant requirements.

- All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
  Project Compliance: A condition of approval shall be included to require compliance with fire hydrant requirements.

- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
  Project Compliance: A condition of approval shall be included to require compliance with fire hydrant requirements.

The Fire Department would be consulted once details for the phasing of the proposed development are available. At a minimum, the project design would include the following, consistent with Fire Department conditions of approval:

- The proposed Private Street for this development would be designed to comply with the approved Private Drives and Traffic Calming Design Guidelines as approved by the Department of Public Works and the Fire Department.
- A minimum paved unobstructed width of 24 feet would be provided at the proposed entry.
- No parking would be allowed within the proposed access drive. Prior to occupancy, approved signs and/or striping would be provided.
- No parking would be allowed within 15 feet of either side of a fire hydrant (CVC 22514). Approved red curb striping would be provided prior to occupancy.
- The proposed development would have no gate(s) at the entry.

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

No Impact.

The project site is surrounded by predominantly detached single-family homes. Single-family residential homes are located immediately east, south and west of site.

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

No Impact.

The proposed project itself would not be the source of a dangerous fire hazard. The use does not involve storage, use and/or transportation of flammable chemicals and other combustible materials. No use of any hazardous material or substances that have the potential to ignite a fire are designated as a permitted use

within the zone. No impacts would occur, therefore no impacts are expected as there is little likelihood of the project igniting a fire.

10. HYDROLOGY AND WATER QUALITY

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

Less Than Significant Impact.

If left uncontrolled, a typical residential project has the potential to contribute to the degradation of existing surface water quality conditions, primarily due to: 1) potential erosion and sedimentation during grading phases; 2) automobile/street-generated pollutants (i.e., oil and grease, tire wear, etc.); 3) fertilizers and pesticides used in landscaping; and 4) particulate matter from dirt and dust generated on-site. However, compliance with the County stormwater requirements, as demonstrated in the Hydrology Report, would prevent the project from violating any water quality standards or waste discharge requirements. With County approval of the Hydrology Report, including the LID and MS4 design components, and subsequent implementation by the project, impacts would be less than significant.

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)?	☐	☐	☐	☒

No Impact.

Domestic potable and landscape water needs would be met by service from Azusa Light and Water Systems. According to the Water Quality Control Plan, Los Angeles Region – Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (1994 Basin Plan), the project overlies the Central Basin portion of the Los Angeles coastal groundwater basins. Based on the project site's slow infiltration rate, the project site does not contribute to groundwater recharge. A preliminary Hydrology, Hydraulics and Stormwater Low Impact Development Plan prepared by R.T. Quinn and Associates, dated April 11, 2014, references that the historic high groundwater is "on the order of 150 feet below existing ground surface" as indicated on the groundwater maps from the Seismic Hazard Zone Report for the Baldwin Park 7.5 Minute Quadrangle published by a 2014 California Geologic Survey. (RQA, 2014) Given the intensity of development surrounding the site, it is not expected that the project would intercept a groundwater table during construction. Based on these factors, the project would have no impact on groundwater levels in any aquifer.

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?	☐	☐	☒	☐

Less Than Significant Impact.

On-site runoff from development areas would drain to a basin near the central paseo/park area. Water Quality design flows drain from the catch basing to the underground infiltration gallery under the central park area. Peak flows that exceed the capacity of the infiltration gallery drain to Broadmoor Avenue at the south of the site and are collected in Los Angeles County Drain Bl 0519 (Project no. 519) (RQA, 2014). Existing peak flows drain in Broadmoor Avenue to Bl 0519 Since the project site's peak stormwater runoff discharges would not cause or contribute to on-site or downstream erosion, impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The Hydrology Report confirms that post-development infiltration Best Management Practices (BMPs) will be used to infiltrate runoff for a 0.75 inch 24-hour storm event on site, exceeding the pre-development condition. There would be no increase in the rate or amount of surface runoff; therefore, the project would not result in flooding, either on- or off-site. Impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The proposed onsite storm drain facilities would consist of peak flow catch basins, stormdrain pipe, and an underground infiltration gallery consisting of an 8 foot diameter perforated corrugated metal pipe encased in pea gravel wrapped with non-woven geotextile filter fabric to help prevent sediment intrusion and provide water quality treatment in order to meet the L.A. County LID Ordinance. The design capacity is for greater than the increase in volume for a 10-year, 24-hour storm event. Excess storm water runoff is proposed to be discharged to Broadmoor Avenue and drain towards Bl 0519, to Big Dalton Wash, Walnut Creek Wash, the San Gabriel River and finally the Pacific Ocean. All onsite stormdrain facilities would be privately owned and maintained by the Homeowner's Association. Impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The Hydrology Report confirms that post-development Peak flows that exceed the capacity of the infiltration gallery drain to Broadmoor Avenue at the south of the site and are collected in Los Angeles

County Drain Bl 0519. The proposed onsite storm drain facilities would consist of peak flow catch basins, stormdrain pipe, and an underground infiltration gallery consisting of an 8 foot diameter perforated corrugated metal pipe encased in pea gravel wrapped with non-woven geotextile filter fabric to help prevent sediment intrusion and provide water quality treatment in order to meet the L.A. County LID Ordinance All onsite stormdrain facilities would be privately owned and maintained by the Homeowner's Association. Impacts would be less than significant. The Department of Public Works has reviewed the proposed drainage concept and has cleared the project for public hearing.

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

<u>Less Than Significant Impact.</u>

During the construction phase of the proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and oil or fossil fuel leakage from the construction equipment. Construction runoff is regulated by the NPDES Construction General Permit, which applies to all construction that disturbs an area of at least one acre.

The Hydrology Report described previously has also been prepared to address the project's BMPs and demonstrate compliance with LID standards. Implementation of the SWPPP and Hydrology Report, including the LID components, constitute compliance with the applicable NPDES permits. Impacts would be less than significant.

The Department of Public Works has reviewed the proposed drainage concept and has cleared the project for public hearing.

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)?	☐	☐	☒	☐

<u>Less Than Significant Impact.</u>

The LID Plan would comply with LID Standards in County Code Chapter 12.84 and must be approved prior to the tentative map approval. Impacts would be less than significant.

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

<u>No Impact.</u>

Areas of Special Biological Significance are those areas designated by the State Water Board as *"ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable."* The project site is not located in or near an Area of Special Biological Significance and does not propose any outlet structures or runoff discharges in such areas. No impact would result.

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)?

No Impact.

The project would be served by the sanitary sewer system for the disposal of wastewater. The project would not use septic tanks or other private sewage disposal system.

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

Less Than Significant Impact.

All potential sources of water quality degradation, and the project's provisions for preventing such occurrences, are analyzed in Questions 10.a) through 10.h), above.

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? ☐ ☐ ☐ ☒

No Impact.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. An area that has been designated a 100-year flood plain is considered likely to flood during the 100-year storm event. According to Flood Insurance Rate Map (FIRM) panel 06037C1700F, the project site is not located in a FEMA Flood Zone, floodway or floodplain, and does not propose any new structures in such areas. There are no surface waters on-site or in the vicinity and the project site is in FEMA Zone X, outside of the 0.2% annual chance (500-year) floodplain. The project would not place housing in a floodway or floodplain. Therefore, no impact would result.

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

No Impact.

The project would not place any structure in a floodway or floodplain. There are no surface waters on-site or in the vicinity and the project site is in FEMA Zone X, outside of the 0.2% annual chance floodplain. No impact would result.

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? ☐ ☐ ☐ ☒

No Impact.

According to the U.S. Army Corps of Engineers' website, Santa Fe Dam and Reservoir is a flood risk. This management project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District

was completed in 1949 and is located on the San Gabriel River about four miles downstream from the mouth of the San Gabriel Canyon. The San Gabriel River originates on the southern slopes of the San Gabriel Mountains. It flows through precipitous canyons to the base of the mountains, thence across a broad alluvial cone to Santa Fe Reservoir, and through the San Gabriel Valley to Whittier Narrows Reservoir.

Santa Fe Dam is an essential element of the Los Angeles County Drainage Area flood control system. The primary purpose of the dam is to reduce the risk of flood damage for the densely populated area between the dam and Whittier Narrows Reservoir. Santa Fe Dam contains 16 six-foot wide by nine-foot high hydraulically operated slide gates. The combined maximum capacity of the sixteen outlets is 41,000 cubic feet per second (cfs). Santa Fe Dam's spillway structure is of an overflow concrete ogee type located in the right or northwestern abutment of the dam. The spillway has a crest length of 1,200 feet and a crest elevation of 496 feet. Immediately downstream of the overflow section of the spillway structure is a concrete lined stilling basin. The spillway channel is 1,200 feet wide and extends about 5,000 feet from the end of the stilling basin. During spillway flow, the gates are closed gradually to maintain the combination of the spillway flow and outlet works flow to 41,000 cfs.

Dam Safety Issues

The USACE maintains public safety by making sure the dams owned and operated by the Corps are safe, and risks to the public are minimized. An integral part of the program is the risk-informed screening process. Dams are classified based upon confirmed or unconfirmed dam safety issues, the combination of life or economic consequences should failure occur and the probability of failure. This process enables the Corps to prioritize dam safety actions to correct deficiencies, which include interim risk reduction measures to be undertaken while further investigations are conducted and remedial actions are implemented.

Current Status

Information obtained from the USACE website indicates Santa Fe Dam received a Dam Safety Action Class II, or DSAC II, rating based on a Screen Portfolio Risk Analysis, or SPRA, conducted in March 2009. A DSAC II rating is given to dams where failure could begin during normal operations or be initiated as the consequence of an event.The likelihood of failure from one of these occurrences, prior to remediation, is too high to assure public safety; or the combination of life or economic consequences with probability of failure is very high.

Santa Fe Dam received a DSAC II rating because of the potential for:

- Failure from embankment seepage and piping at outlet conduit
- Seepage and piping along the conduit and access gallery
- Transverse cracking that allows a subsequent high pool event to begin internal erosion leading to head cutting and overtopping resulting from a significant seismic event
- Internal erosion into open gravel foundation soils under the conduit (suffusion)
- Saturation of one or more liquefiable layers in the foundation causing liquefaction leading to settlement or deformation and overtopping resulting from a significant seismic event occurring while the pool is of long enough duration
- Channel jumping and/or overtopping of the levees upstream resulting from the hydraulic capacity of the inlet structure and upstream channel restricting flow into the dam

As a result of Santa Fe Dam's DSAC II rating, the Corps has implemented the following Interim Risk Reduction Measures, or IRRMs:

- Inspection and monitoring

- Flood mapping
- Updating the Emergency Action Plan
- Coordination with local interests/tabletop emergency exercise
- Installing piezometers adjacent to the outlet conduit

.Because of the IRRMs, the project would not expose people or structures to related hazards. No impact would result.

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

<u>No Impact.</u>

The project is not located near any large surface water bodies, the ocean, or in hillside or mountainous terrain. Therefore, there is no potential for impacts resulting from inundation by seiche, tsunami, or mudflow.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The project site is bound on all sides by residential uses immediately east, west and south, and north on the other side of E San Bernardino Road. The project development would not divide or separate any existing land uses or neighborhoods. Rather, it would improve connections between the surrounding residential uses with a non-gated infill residential development project with both automobile and pedestrian connections. The proposal would also be introducing an amenity to the community with the proposed park located south of the entryway, which would be non-gated and accessible to the public. The proposed project impact is less than significant and no mitigation is required.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The project has a County General Plan land use designation of Category 1 (Low Density Residential – 1 to 6 dwelling units/acre) and currently has a zoning designation of A-1-6,000 (Light Agricultural zone, 6,000 square foot minimum lot sizes). The zoning, consistent with the existing uses on the project site, allows churches subject to permit. The Low Density Residential General Plan land use designation recognizes that property so designated may accommodate local serving uses, such as a church and daycare, provided that they are compatible with the surrounding uses in terms of scale intensity and design. Additionally, the church and daycare site received an approval of their request to continue the church and daycare uses and add a new hall in August, 1989.

The project does not propose to change the General Plan land use designation of the site, as there is an existing General Plan policy that supports a more concentrated form or urban development. The adopted General Plan Land Use Element (page III-31) states that the Residential Infill provision "*encourages residential infill at densities compatible with and slightly higher than those of surrounding uses*" and that "*new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those depicted on the Land Use Policy Map....*" with conformance to criteria.

The proposed residential development would consist of detached condominium units that incorporate healthy design features to comply with the County's recently adopted Healthy Design Ordinance. The proposed project area is suitable for detached housing units, using the Low-Mid Density Residential General Plan land use designation, while maintaining the character of existing low density residential neighborhoods and also providing an additional area to accommodate future market demand. Using Residential Infill, the project allows for a higher density and non-standard design layout of the dwelling units without requiring a zone change request.

The density range applicable to the "1" Low Density Residential General Plan Land Use designation; allows up to 6 dwelling units per gross acre and the current A-1-6,000 zone would allow up to 23 dwelling units with an average 6,000-square-foot lot size, or about 7.26 dwelling units per gross acre. The project proposes 22 dwelling units with multiple detached residential units on one residential lot. The proposed density is approximately 6.7 dwelling units/acre, which is comparable to the surrounding residential uses. Calculation of the density for the 22 homes in the project yields 6.68 dwelling units/acre (22 homes/3.29 acres). Impacts would be less than significant and no mitigation measures would be required.

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

<u>Less Than Significant Impact.</u>

Title 22, Planning and Zoning, of the Los Angeles County Code is the County's planning document that applies to the entire unincorporated County area. It serves as the implementation tool for the County's General Plan Land Use Element. The current zoning designation for the site is A-1-6,000 (Light Agriculture – 6,000 square foot minimum lot sizes). The proposed project does not conflict with any provisions of the County's Zoning Code,

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

<u>No Impact.</u>

The entire project site is not located within any Hillside Management Criteria or SEA Conformation Criteria areas, or any other applicable land use criteria areas. The project site and surrounding community is adjacent to highways, roadways and urban development, and is relatively flat in topography. The project site is not located within any reserve systems. The project would not conflict with any management plans associated with Hillside Management Criteria or SEA Conformance Criteria areas, and no impacts would result. No mitigation measures are required.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

No Impact.

According to the County of Los Angeles General Plan, major local mineral resources consist of oil, rock deposits, and sand and gravel. These resources are located in the alluvial fans of the Big Tujunga Wash toward the San Fernando Valley area and in the San Gabriel River area around Monrovia and Irwindale. Other extraction areas are located in northern Los Angeles County in other washes. There are no extraction areas within the project site vicinity.

There is no active drilling within close proximity to the project site and the site is surrounded by residential and a school related use. Therefore, the proposed project would not result in the loss of availability of known mineral resources that would be of value to the region. Also, the project would not 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. No impacts would occur and no mitigation is required.

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?	☐	☐	☐	☒

No Impact.

As stated above, no known commercially valuable mineral resources exist on or near the project site. In addition, the project site is not identified on a local General Plan, Specific Plan, or other land use plan as the location of a locally important mineral resource. The proposed project would not result in the loss of a locally important mineral resource. No significant impacts related to mineral resources would result from project implementation, and no mitigation is required.

13. NOISE

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

Less Than Significant Impact.

Noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. Noise from project-related traffic increases are not expected to have effects that are below the +3 dB significance threshold. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts would be less than significant.

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

Less Than Significant Impact.

The proposed project is a request to construct 22 detached condominium units in the midst of a highly developed single-family residential community. Condominium development is not a substantial noise-producing land use. Noise from the project site would be effectively impeded by planned perimeter walls, landscaping and by the buildings themselves. Noise from project-related traffic increases are shown in Question 13.a) above to have effects that are below significance thresholds. Therefore, the project would not expose sensitive receptors or existing residents to excessive noise levels, and impacts would be less than significant.

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

Less Than Significant Impact.

As discussed previously in Question 13.a), noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. In most environmental analyses, "substantial" is taken to mean a level that is clearly perceptible to humans. The project proposes to house vehicles within enclosed garages and the guest parking areas are buffered by buildings within and surrounding the project. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts would be less than significant.

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? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated.

Construction Noise

All project-related construction activities would be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment would be limited by compliance with the Noise Control Ordinance (County Code Chapter 12.08) and County Code Chapter 12.12 (Building Construction Noise). The Noise Control Ordinance restricts and regulates hours of construction operation and levels of construction noise. In Section 12.08.440, construction noise is restricted from 7:00 p.m. to 7:00 a.m. weekdays and at any time on Sundays or holidays when it creates a noise disturbance across a residential or commercial property line.

Despite compliance with County requirements, noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. The Noise Control Ordinance standard for construction is stated in terms of a "not-to-exceed" level, which is generally understood to be the peak hourly value (Leq). During most intensive heavy equipment operations, the peak hourly average noise level from several pieces of equipment in simultaneous hourly operation is 85 dB Leq at 50 feet from the activity. In close proximity to heavy equipment operations, the County Ordinance standard in Section 12.08.040.B may be exceeded.

Mitigation Measure MM-8 requires compliance with the County's construction activity time limits, the use of distance buffers for certain heavy equipment or powered hand tools, and the installation of contiguous 10-foot sound curtains along the eastern site boundary. The curtains would result in 13.0 dB of noise attenuation, which exceeds the 10 dB reduction needed to meet County standards. Construction noise can be mitigated to within the code threshold by this measure.

Mitigation Measures:

MM-10: *During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:*

- *Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday.*
- *All construction equipment shall use properly operating mufflers.*
- *Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means.*
- *A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.*

Construction Vibration

The NIA also evaluated the potential for construction activities to cause excessive groundborne vibration or groundborne noise levels. Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. Vibration is most commonly expressed in terms of vibration decibels (VdB). The range of vibration decibels is as follows:

65 VdB	-	threshold of human perception
72 VdB	-	annoyance due to frequent events
80 VdB	-	annoyance due to infrequent events
94-98 VdB	-	minor cosmetic damage

Typical background vibration levels in residential areas are usually 50 VdB or lower, below the threshold of human perception. Construction equipment produces various levels of vibration according to the distance between source and received. The NIA evaluated the likely mix of project construction equipment and determined that a large bulldozer would create the maximum potential vibration on-site of 81 VdB at 50 feet from the source. The threshold for structural damage such as cracked stucco is typically 100 VdB. Groundborne vibrations from construction activities rarely reach levels that can damage structures.

Applying Los Angeles County's vibration standard (Ordinance 11778 Section 12.08.560) of 0.01 inches per second, which equates to 80 VdB for vibration annoyance, a large bulldozer would exceed that standard within 56 feet of a residential structure. Sixteen existing homes are within 15-30 feet of the east and west property lines and four existing homes are within 5-15 feet of the south property line and therefore within the 56-foot threshold distance.. Recreational uses (i.e., rear and side yards) at residences east, west and south of the site are closest to the project, and groundborne vibration is almost never annoying to people who are outdoors. Additionally, large bulldozers would not likely operate directly at the shared property line with the perimeter homes since any fine grading at the property line would be performed with small bulldozers, which have 30 VdB less vibration potential and would not exceed the County's vibration annoyance threshold. Nevertheless, vibration perception such as rattling windows could occur in those residential structures if large bulldozers are permitted to operate within the 56-foot threshold distance. Therefore, mitigation measure MM-11 requires a buffer to be maintained along the eastern property boundary to preclude large bulldozers and to ensure adequate vibration protection.

Although vibration levels from heavy equipment may be noticeable at times at the nearest single-family homes to the east, west and south of the project site, they would not cause any structural damage. With implementation of Mitigation Measure MM-11, vibration levels would not exceed the Los Angeles County vibration threshold and impacts would be less than significant.

Mitigation Measure:

MM-11: *During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east, west and south. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern, western and southern site boundaries shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern, western and southern site boundaries.*

If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.

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?	☐	☐	☐	☒

No Impact.

El Monte Airport is located about 6 miles west of the project site. The project site is not located in an airport land use plan area, or in the vicinity of a public airport; therefore, there is no impact associated with these issues.

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?	☐	☐	☐	☒

No Impact.

The project site is not located in the vicinity of a private airstrip; therefore, there is no impact associated with this issue.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Less Than Significant Impact.

The project proposal includes a request for approval of a Residential Infill request to allow for the construction of 22 detached condominium units. Based on the US Census Bureau's estimate of 3.12 persons per household for the Covina City area for 2009-2013, the project would increase the population in the Covina City area by 69 people. This population increase would be insignificant for the Covina City area and Countywide. It is less than less than one (.001) percent of the overall population for the Covina City area and is far less than one percent of the County population in unincorporated areas. In addition, implementation of the proposed project would not result in the need for infrastructure including roadways or water and wastewater facilities to be extended other than into the site by the project; therefore, the project would not result in indirect population growth.

Construction of the project may employ people who choose to move to the City for the purposes of working during project construction; however, most employees are expected to come from the existing City population and that of the surrounding communities. Therefore, the project would not induce substantial population growth in the area either directly or indirectly, and no mitigation is required.

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

No Impact.

The site consists of a church, daycare and open area for use associated with the church campus. No housing units are located on site, and housing displacement would not occur as a result of project development. Therefore, the proposed project would not result in an impact related to housing displacement, and no mitigation is required.

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

No Impact.

The site consists of a church, daycare and open area for use associated with the church campus. No housing units are located on site, and housing displacement would not occur as a result of project development. Therefore, the proposed project would not result in an impact related to housing displacement, and no

mitigation is required.

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

Less Than Significant Impact.

As discussed in response 14.a) above, the anticipated population increase associated with development of the project would be less than one percent of the existing estimated population for the area. The project would not exceed any official regional or local population projects and no mitigation is required.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The project is located in an unincorporated area of Los Angeles County that is served by the Los Angeles County Fire Department, which is a regional fire service agency that serves 58 District Cities and all unincorporated areas. The Department is broken into nine Divisions and protects more than 3.9 million residents in over 1.2 million housing units from its 170 fire stations located throughout Los Angeles County (Fire Department's 2012 Statistical Summary). There are currently five fire stations within approximately three miles of the project site. These include fire stations located at the following locations:

- 15546 East Arrow Highway
- 807 West Cypress Street
- 14334 East Los Angeles Street
- 401 North Second Avenue
- 605 North Angeleno Avenue

The project would result in either 69 or 88 new residents, depending on whether utilizing the generation rate that the US Census Data reports for 2007-2011, or the general rate that the County's Parks and Recreation Department uses to calculate parkland requirements. This increase is minimal, compared to the 3.9 million residents currently served by the Fire Department through the entire County. Prior to final plan approval, the Fire Department would verify that the proposed project has been designed to comply with all applicable Fire Code requirements. Therefore, the proposed project would not be considered a fire hazard and would not exceed the capacity of the fire department to serve the site or other areas with existing fire protection services and resources. The proposed project would not result in the need for additional fire protection services and would not reduce the response time for existing fire protection services. Impacts would be less than significant and no mitigation measures would be required.

Sheriff protection?	☐	☐	☒	☐

Less Than Significant Impact.

The Los Angeles County Sheriff's Department (LASD) is the local law enforcement agency that provides general service law enforcement to unincorporated areas of Los Angeles County as well as incorporated cities within the County who have contracted the agency for law-enforcement services. There are approximately 42 cities within the County that have contracted the Sheriff's Department to provide local

police services. The LASD is the largest sheriff's department in the United States. It is broken into three regions and is comprised of 23 stations. The Walnut/Diamond Bar Sheriff's Station is in Region 3 and is located about 8.8 miles away at 21695 Valley Boulevard in Walnut. The Walnut/Diamond Bar Sheriff's Station serves the Cities of Walnut and Diamond Bar and the unincorporated areas of Rowland Heights, Covina Hills and West Covina. The San Dimas Sheriff's Station is also in Region 3 and is located about 8.1 miles away at 270 South Walnut Avenue in San Dimas. The San Dimas Sheriff's Station serves the City of San Dimas and the unincorporated communities of Covina, Azusa, Glendora, La Verne, Claremont, Azusa Canyon, Mount Baldy and the Angeles National Forest (State Route 39).

The proposed project would not exceed the Sheriff's Department's capacity to serve the site or other areas with existing Sheriff's police services. It would not reduce the response time for existing local police services. Impacts would be less than significant and no mitigation measures would be required.

Schools? ☐ ☐ ☒ ☐

Less Than Significant Impact.

East Irwindale is located in the Covina Valley Unified School District service boundaries. The Covina Valley Unified School District currently serves about 13,000 students at ten elementary schools, three middle schools, three comprehensive high schools, an alternative education high school, a Children's Center program and adult education centers. According to enrollment data projections for grades K-12 of the School District's 2014-2015 First Interim Report, there is a decline in student population much to do with the current economic conditions, affordable housing and available employment. Continual declines in student enrollment are expected at least through 2021-22.

The student generation rates included in the study are as follows:

Table 6
Enrollment Data Projections

School Level	14-15	'15-'16	'16-'17
Elementary School	5,248	5,107	5,041
Middle School	3,112	3,098	2,953
High School	5.328	5,130	4,966
Total	**13,688**	**13,335**	**12,960**

Utilizing the above, the total decline in student enrollment is expected to reach 2,578 students. By the time the project is completely constructed, it can be assumed that the number of school-aged students generated by the project would be negligible. Pursuant to Section 65996 of the Government Code, the applicant is required to pay developer fees to the Covina Valley Unified School District. Section 65996 designates Section 17620 of the Education Code (the mitigation fees authorized by SB 50) and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities. With payment of these fees potential school impacts are considered less than significant.

Parks? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The existing project site is part of a church and daycare campus and is improved with structures, an asphalt parking lot, landscaping and open space. The landscaping and open space would be removed for the proposed development.

Los Angeles County Department of Parks and Recreation prepared a Park Obligation Report dated October 20, 2014. Pursuant to County of Los Angeles Code, Title 21, Subdivision Ordinance, the County must 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 would be satisfied is based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation. The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development in Park Planning Area #15 (Charter Oak Islands/Glendora Heights). According to the Park Obligation Report, the project would generate 4.04 people per dwelling unit, or 88.88 residents for the 22-unit development, with a total local park space obligation of 0.27 acre. The additional 89 residents that are estimated based on the Department of Parks and Recreation's generation rate is about 1.8 percent of the overall population in census 4054, which was at 4,795 in 2010. The 0.27-acre park obligation for Tentative Map # 072718 would be met by the payment of $71,265 in-lieu fees.

In addition to payment of in-lieu fees to comply with park obligation requirements, the project is designed to include an approximately 0.42 acre portion of the site immediately adjacent to the main entryway off San Bernardino Road, dedicated to landscaped pedestrian accessways and connection points, a tot lot, and a community gathering area.

Libraries? ☐ ☐ ☒ ☐

Less Than Significant Impact.

As mentioned earlier, the project would result in about a .02 percent increase in population over existing conditions for the 2010 census tract 4054. As such, while the proposed project would generate an increased demand for library facilities, this increase would not be substantial, and the project would not require the construction of a new library. There are presently two libraries located within two miles of the project site, and six additional libraries located within five miles of the project site. Future residents have eight existing libraries available for use. This impact would be less than significant and no mitigation is required.

Other public facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project would result in about a 1.8 percent increase in population over existing conditions for the 2010 census tract 4054. As such, while the proposed project would generate an increased demand for other public facilities, this increase would not be substantial, and the project would not require the construction of new facilities. While the proposed project would likely create a slight increase in the demand for other public facilities, given the size of the project and the proposed residential use, this impact would be less than significant and no mitigation is required.

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?	☐	☐	☒	☐

<u>Less Than Significant Impact.</u>

According to the Park Obligation Report, the project would generate 4.04 people per dwelling unit, or 88.88 residents for the 22-unit development, with a total local park space obligation of 0.27 acre. The additional 89 residents that are estimated based on the Department of Parks and Recreation's generation rate is about .02 percent of the overall population in census 4054, which was at 4,795 in 2010. The 0.27-acre park obligation for Tentative Map # 072718 would be met by the payment of $71,265 in-lieu fees.

The applicant intends to pay the $71,265 in-lieu fees to satisfy the park obligation requirements. In addition to payment of in-lieu fees to comply with park obligation requirements, the project is designed to include an approximately 0.42 acre portion of the site immediately adjacent to the main entryway off San Bernardino Road, dedicated to landscaped pedestrian accessways and connection points, a tot lot, and a community gathering area that would all be available to residents for recreational use. With the project's on-site recreation facilities and payment of the in-lieu fees, the potential effects on existing neighborhood and regional parks or other recreational facilities is considered less than significant, and no mitigation measures are required.

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?	☐	☐	☒	☐

<u>Less Than Significant Impact.</u>

Please refer to the discussion for Question 16.a), above. The proposed project includes an approximately 0.42 acre portion of the site immediately adjacent to the main entryway off San Bernardino Road, dedicated to landscaped pedestrian accessways and connection points, a tot lot, and a community gathering area that would all be available to residents for recreational use and all would be available amenities to future residents of the project. While the proposed project would result in population growth within the community, it would not require the construction or expansion of recreational facilities that would result in adverse effects on the environment and impacts would be less than significant. The project would remove an open lawn areas as part of the church and daycare campus that may have been used as sports fields in the past. While there may be some loss of a community recreational resource and mature trees, this fields was developed when the site was used as a church and daycare. Presently, the church and daycare campus there is no evidence that the fields are utilized for neighborhood community recreation. No mitigation is required.

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

<u>Less Than Significant Impact.</u>

In 2004, the County's Department of Parks and Recreation prepared the Strategic Asset Management Plan for 2020 (SAMP) to provide the County and the public information that would enable prioritization of the allocation of limited economic resources for the provision of parks, recreation facilities, and open space. The SAMP includes park inventories, identifies needs, and provides recommendations for each Planning Area and each Supervisorial District.

The applicant intends to pay in-lieu fees of $71,265 to comply with the park obligation requirement, in addition to the recreational amenities that are incorporated into the project design. Payment of this fee would contribute to the economic resources available to provide parks, recreation facilities, and open space. It is consistent with the SAMP and the County's General Plan standards for the provision of parkland and impacts would be less than significant. No mitigation is required.

17. TRANSPORTATION/TRAFFIC

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

Less Than Significant Impact.

The Department of Public Works has not chosen to determine the effectiveness of the mobility system with regard to this project.

There are several plans that provide guidance for the County's myriad transportation options The County is currently updating the General Plan and Mobility Element for the unincorporated communities, and there are regional transportation plans at SCAG and Metro. In general, projects accounted for in General Plans are accounted for in regional plans. The general trend among all these plans is a move toward a multi-modal solution to our congestion problems. In response to the Healthy Design Ordinance, the project is not a significant impact on current traffic and transportation plans and policies and would encourage non-automotive transit or alternative modes.

The project, however, would be required to comply with all applicable transportation ordinances.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The Congestion Management Program (CMP) was created statewide as a result of Proposition 111 and has been implemented locally by the Los Angeles County Metropolitan Transportation Authority (LACMTA). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potential regional significance be analyzed.

The closest CMP intersection monitoring location to the project site is CMP Station 159, located at La Azusa Avenue at Workman Avenue in West Covina.

The CMP guidelines require that arterial monitoring intersection locations must be examined if the

proposed project would add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic) at CMP monitoring intersections. Based on the proposed project's trip generation potential, trip distribution and trip assignment, the project would not add 50 or more trips at the identified CMP intersection during either the weekday AM peak hour or PM peak hour. Therefore a CMP intersection traffic impact analysis is not required.

There are no CMP freeway monitoring locations in the vicinity of the project site, thus a CMP freeway traffic impact analysis is not required. There are no impacts associated with the project and no mitigation is required.

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? ☐ ☐ ☐ ☒

<u>No Impact.</u>

El Monte Airport is the closest public airport and it is over 6 miles away. The project would not affect air traffic patterns, nor would it result in substantial safety risks. There would be no impact and no mitigation is required.

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

<u>Less Than Significant Impact.</u>

The proposed project would not introduce any new roadways or introduce a land use that would conflict with existing land uses in the surrounding area. Vehicular access to the site would be provided from San Bernardino Road via a single full-access unsignalized driveway. The curb cuts would be constructed to County standards. Internal vehicle circulation, including queuing and stacking would not impact ingress and egress to the site because driveway the private streets, guest parking and throat lengths have been designed to adequately support anticipated traffic for the project. Therefore, the proposed project would not substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and no mitigation is required.

e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

<u>No Impact.</u>

Impact to the project site would be provided via one unsignalized driveway located along San Bernardino Road. The entrance driveway is proposed as an un-gated access point that would be designed as a private street and fire lane. Emergency access is not proposed to be impeded.

With adequate emergency access from the proposed project entryway and adequate internal circulation, the project would not result in inadequate emergency access and no mitigation is required. The Fire Department has reviewed the proposed development for adequate emergency access and has cleared it for public hearing.

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?

<u>No Impact.</u>

The project would not conflict with the Bikeway Plan, Pedestrian Plan, TOD, or any other adopted policies, plans, or programs supporting alternative transportation and would be subject to compliance with policies, plans, and programs of the County and other applicable agencies regarding alternative modes of transportation. Pedestrians accessing the project may utilize pedestrian facilities (e.g., sidewalks and crosswalks) that connect to the surrounding street system. A sidewalk is located along an interior private street and can be used to access the site. The project would not remove or relocate any alternative transportation access points. Therefore, the project does not conflict with adopted plans, policies, or programs supporting alternative transportation, and no mitigation is required. Approximately 500 feet from the proposed development, a class II bike path is proposed for Irwindale Avenue according to the 2012 Master Plan of Bikeways that will connect to an existing class III bike path on the same street.

18. UTILITIES AND SERVICE SYSTEMS

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

Less Than Significant Impact.

Wastewater treatment requirements for the proposed project would be the same as those for all residential development in the surrounding area. There are no unique chemical or waste constituents in project wastewater that would exceed current wastewater treatment requirements. Impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact.

The Los Angeles County Department of Public Health - Environmental Health Division recommended approval of Vesting Tentative Tract Map 072718 based on the use of public water and public sewer as proposed.[1] No sewer area study was required.

The proposed water system would connect to an existing water line in San Bernardino Road. There are no known capacity issues that would require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

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?	☐	☐	☒	☐

Less Than Significant Impact.

Based on proposed street and grading designs, all facilities would be constructed on-site and would meet County-mandated capacity requirements. The project would not create drainage system capacity problems,

[1] Los Angeles County Department of Public Health - Environmental Health Division. Tract Map No. 072718 (Tentative Tract Map Date: September 24, 2014) review memo dated October 17, 2014.

or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

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? ☐ ☐ ☒ ☐

Less Than Significant Impact.

Domestic potable and landscape water needs would be met by service from Azusa Light and Water via existing water lines in San Bernardino Road. Azusa Light and Water has issued a will-serve letter and has sufficient reliable water supplies to serve the project demands. No new entitlements or water resources are necessary.

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? ☐ ☐ ☒ ☐

Less Than Significant Impact.

The project site is currently provided electricity by Southern California Edison and natural gas by Sempra Gas Company. The proposed project would continue to use both power sources by tying into existing electrical transmission lines and natural gas lines adjacent to the project site. All new facilities would be built to comply with all current building codes, including the requirements of California Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings, and the Title 24 California Green Building Standards. As such, the proposed project would not be expected to require significantly greater supplies of energy resources that would result in capacity problems, or require construction or expansion of energy utility facilities. Impacts would be less than significant.

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

Less Than Significant Impact.

Trash collection services would be provided by Athens Services

According to the Los Angeles County Solid Waste Information Management System (SWIMS), solid waste from the project area is sent to the Industry Transfer and Processing Facility, which is located in unincorporated Los Angeles County next to the City of Industry.

Recyclable materials including various grades of paper and cardboard are recovered through a combination of manual and mechanical methods. Residual waste is placed into large capacity trailers for transfer to permitted landfills. Currently, residual waste from the Puente Hills MRF is hauled to the landfill in trucks. The facility is permitted to accept 4,400 tons per day and 24,000 tons per week of municipal solid waste. Any portion of the project-generated solid waste that is diverted from landfill disposal through recovery

and recycling efforts at the MRF extends the life of County landfills.

According to data collected in SWIMS, Los Angeles County diverted 55 percent of its municipal solid waste in 2009, so residents and businesses disposed of approximately 9 million tons of municipal solid waste, or 4.8 pounds per capita per day in 2009.[2] The project would result in approximately 69 to 88 residents, depending on the generation rate used (see Question 16.a). At 4.8 pounds per capita after diversion, the proposed project would generate an estimated maximum of 422.4 pounds per day, or approximately 69.9 tons annually. Compared to the nearly 5,000 tons of permitted daily intake at the processing center, the project contribution is individually inconsequential.

Project impacts are considered less than significant.

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

<u>Less Than Significant Impact.</u>

The project is required to comply with all federal, state, and local statutes and regulations related to solid waste. Further, the project does not propose uses that would be unable to comply with statutes and regulations related to solid waste. No impact would result.

[2] Source: 2009 Countywide Integrated Waste Management Plan Annual Report.

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?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

The project proposes a private park site that includes an open lawn recreation area, tot lot and central gathering area that can encourage physical activity. The site served as a campus for a church and daycare and has been subject to grading in the past to level the elevation of the open area and asphalt parking lot. The site is entirely surrounded by urban development areas. Development of the project does not have the potential to degrade the quality of the natural environment. The existing trees may, however, provide suitable habitat for nesting birds. Disturbing or destroying active nests that are protected is a violation to the Migratory Bird Treaty Act. Hence, mitigation measure MM-4 is included to ensure that the project complies with the Migratory Bird Treaty Act and reduces any potential impacts related to biological resources to less than significant.

While the site has no known historic, archaeological, or paleontological resources identified within the project boundaries, Mitigation Measure MM-6 is included to require a qualified paleontologist be onsite if excavations penetrate the bedrock formations. Mitigation Measure MM-7 is included to establish protocol in the event that human remains are encountered. Mitigation Measures MM-5, MM-6 and MM-7 would reduce any potential impacts to previously undiscovered archaeological, cultural or paleontological resources to less than significant.

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

Less Than Significant Impact with Mitigation Incorporated.

The project is requires approval of a Residential Infill request. It would be consistent with the County's current A-1-6,000 zoning designation for the site. The project would contribute to loss of privately owned open areas, lawns and mature trees that could be used for recreation purposes. Because the open areas and lawns are privately owned, there is no guarantee that the open areas and lawns would be maintained as recreational fields or remain open for public use. The open area and lawns would be replaced with a residential community within the unincorporated East Irwindale community that includes a neighborhood park and other onsite amenities. In addition, the applicant would be required to pay park in-lieu fees that would be used to acquire and improve new park areas in the county, which would reduce the cumulative

impact to less than significant.

The site is surrounded by predominantly existing residential development. No other projects are proposed within the immediate vicinity of the project site within the unincorporated County of Los Angeles. Cumulative impacts of the project and surrounding development proposals were analyzed in and discussed in the above sections of this Initial Study and determined to be less than significant or can be reduced to less than significant levels with incorporation of mitigation measures MM-1 through MM-11. Therefore, the project's contribution to any significant cumulative impacts would be cumulatively less than considerable.

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)?	☐	☒	☐	☐

<u>Less Than Significant Impact with Mitigation Incorporated.</u>

Cumulative impacts of the project and surrounding development proposals were analyzed in and discussed in the above sections of this Initial Study and determined to be less than significant or can be reduced to less than significant levels with incorporation of mitigation measures MM-1 through MM-11. Therefore, the project's contribution to any significant cumulative impacts would be cumulatively less than considerable.

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

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted along E San Bernardino Road that will sufficiently recreate the existing view of "tall evergreen and deciduous trees" located in North portion of the project site in addition to required front yard trees, and trees throughout the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection.	Approval of a tree planting plan (TTM Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning

3.1	Air Quality	Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following: ☐ Apply soil stabilizers or moisten inactive areas; ☐ Prepare and implement a high wind dust control plan; ☐ Stabilize previously distributed areas if subsequent construction is delayed; ☐ Water exposed surfaces as needed for dust suppression (typically 3 times/day); ☐ Cover all stock piles with tarps at the end of each day or as needed; ☐ Provide water spray during loading and unloading of earthen materials; ☐ Minimize in-out traffic from construction zone; ☐ Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and ☐ Sweep streets daily if visible soil material is carried out from the construction site	Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Public Works/Building and Safety

4.1	Biological Resources	Within five (5) days prior to land-clearing activities between February 1 through September 15, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the 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.	Applicant and subsequent owner(s)	Regional Planning

5.2	Cultural Resources	Prior to commencement of any grading activity on site, the 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.	Applicant and subsequent owner(s)	Regional Planning
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 MLD's 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 MLD's 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.	Applicant and subsequent owner(s)	County Coroner, or designee.

7.1	Geology / Soils	Mitigation shall be implemented in the form of strict compliance with all recommendations specified in recommendations specified in the Geotechnical Evaluation (GCI 2014). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.	Prior to issuance of grading Permits, the plans shall include notes indicating that all recommendations specified in the Geotechnical Engineering Investigation (GCI 2014) shall be implemented.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety

3.1	Noise	During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements: • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Health and Public Works/Building and Safety

3.2	Noise	During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern, western and southern site boundary. If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.	Prior to issuance of a grading permit and during grading and construction activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

n the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.

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

PROJECT NUMBER
R2014-01018

HEARING DATE
TBD

REQUESTED ENTITLEMENTS
Tentative Tract Map No. 072718
Environmental Assessment No. T20140008

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Trinity Lutheran Church (Watt Communities LLC)	09/24/14	10/21/14	10/30/14

PROJECT OVERVIEW

One multifamily lot developed with 22 detached units for condominium purposes within zone A-1. An infill request has been made to increase the density.

Subdivision: To create one multifamily lot with 22 detached condominium units.

Infill Request: To allow an additional 3 dwelling units under the land use category 2 of the Countywide General Plan.

MAP STAGE

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

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☒ Additional Revisions (requires a fee): ☐

LOCATION
16050 E San Bernadino Road
Covina, CA 91722

ACCESS
E San Bernardino Road

ASSESSORS PARCEL NUMBER(S)
8435027001

SITE AREA
3.29 gross acres, 2.805 net acres

GENERAL PLAN / LOCAL PLAN
County of Los Angeles General Plan

ZONED DISTRICT
Irwindale

SUP DISTRICT
1st

LAND USE DESIGNATION
1 (6 du/ac)

ZONE
A-1-6,000

CSD
N/A

PROPOSED UNITS (DU)
22 dwelling units proposed

MAX DENSITY/UNITS (DU)
21 du per zoning (6,000 square foot lot size)

GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
15,100 cubic yards
8,900 cubic yards of cut; 6,200 cubic yards of fill
2,700 cubic yards of import.
Balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)
Pending intial study review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact

Regional Planning	Cleared	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	John Chin (626) 458-4961 jchin@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626)430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

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

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative and exhibit maps. Technical reports received must be reviewed and the environmental document produced. Please read below for further details.

Land Use Policy:
Clear ☒ Hold ☐

1. The Infill request has been received for a maximum of 22 units.

Zoning Code Compliance:
Clear ☒ Hold ☐

Tentative Map:
Clear ☒ Hold ☐

Exhibit map:
Clear ☒ Hold ☐

Environmental Determination:
Clear ☐ Hold ☒

2. An initial study is being prepared for the California Environmental Quality Act (CEQA) determination. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Healthy Design Ordinance ("HDO"):
Clear ☒ Hold ☐

3. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 258.71 linear feet of street frontage, a total of 11 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation. Species shall allow canopies of minimum 25 feet diameter at its widest point and grow to have at least 7 feet of open (non-obscured) space between the base and the bottom of the canopy at expected maturity; a minimum size of 5 gallons and a minimum height of 10 feet at the time of planning and subject to review and approval by the Director of Planning.

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

TRACT NO. 072718 (Rev.)

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The hydrology report shall be submitted directly to Public Works.

2) Please see attached Grading review sheet (Comment 2) for comment and requirement.

3) An approved sewer area study. The sewer area study PC 12230AS is currently in plan check. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

HCW JKC

Prepared by John Chin Phone (626) 458-4918 Date 10-20-2014

tr72718L-rev2.doc
http://planning.lacounty.gov/case/view/tr072718/

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 72718

TENTATIVE MAP DATED 09/24/2014
EXHIBIT MAP 09/24/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.

2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (http://library.municode.com/index.aspx?clientId=16274).

Reviewed by _____ Date 10/06/14 Phone (626) 458-4921
HAZEL PARAOAN

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 072718

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

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

Name Nazem Said Date 10/20/2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 072718 (Rev. 2)

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12230AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of West Covina and the City of Baldwin Park.

Prepared by Vilong Truong Phone (626) 458-4921 Date 10-02-2014
tr72718s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072718 (Rev.)

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 10-15-2014

tr72718L-rev2.doc
http://planning.lacounty.gov/case/view/tr072718/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072718 (Rev.)

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

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

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

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

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

9. 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.

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

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

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

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

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

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

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

HCW

Prepared by John Chin Phone (626) 458-4918 Date 10-15-2014

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 Map	72718	**Tentative Map Dated**	9/24/14	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	8,900 yd³	**Location**	Covina	**APN**	
Geologist	---	**Subdivider**	Watt Communities		
Soils Engineer	---	**Engineer/Arch.**	Moran Consulting Corp.		

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:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- 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***.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

Ricardo Lopez-Maldonado
Geology Section

Date 10/15/14

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/survey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\TR 72718, Covina, TTM-A_3.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 072718

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

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

1. The typical section for San Bernardino Road is not approved as shown. The Private Drive and Fire Lane along the northerly property line must be relocated outside of the public right of way. The greenscape along the southern side of the Private Drive and Fire Lane will need to be reduced.

2. Reserve non-exclusive access easements along the proposed Private Drive and Fire Lane to the satisfaction of Public Works.

3. Construct adequate transition between existing and proposed improvements on the westerly property line and the Private Drive and Fire Lane to the satisfaction of Public Works.

4. Construct sidewalk along the median along San Bernardino Road to meet current ADA requirements to the satisfaction of Public Works.

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

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

7. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

8. Plant street trees along the property frontage on San Bernardino Road and the frontage road to the satisfaction of Public Works.

9. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on the frontage road south of San Bernardino Road and on the island between San Bernardino Road and the frontage road. A maintenance covenant may be required.

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

11. Provide street lights on concrete poles with underground wiring along the property frontage on East San Bernardino Road to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of street lights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors 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. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

(1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or AutoCADD format of territory to be developed to Street Lighting Section.

(2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626)-300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans. .

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project, or the approved phase of the project, 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 the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the

owner/developer has requested a transfer of billing at least by January 1st 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 located within gated communities.

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

Prepared by Omar Ahmed OA Phone (626) 458-4921 Date 10-20-2014
tr072718r-rev2

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 072718 (Rev. 2)

TENTATIVE MAP DATED 09-24-2014
EXHIBIT MAP DATED 09-24-2014

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

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

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

3. The applicant shall comply with the requirements as indicated on the attached letter dated 03/05/2014 from the Azusa Light & Water to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance. Depict all line of sight easements on the landscaping and grading plans.

5. If available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

Prepared by Vilong Truong Phone (626) 458-4921 Date 10-02-2014
tr72718w-rev2.doc

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 72718 MAP DATE: September 24, 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 driveways used for fire apparatus access shall provide a minimum paved unobstructed width of 20 feet or as noted on the Exhibit Map with a clear to the sky vertical clearance. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. All proposed buildings shall be places such that a fire apparatus access 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.

4. The driveways used for fire apparatus access 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.

5. A reciprocal access agreement is required since the driveways will be shared by all future homeowners. Submit documentation to the Fire Department for review prior to Final Map clearance.

6. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.

7. 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.

Reviewed by: Juan Padilla Date: October 21, 2014

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

PROJECT: TR 72718 MAP DATE: September 24, 2014

8. 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.

CONDITIONS OF APPROVAL - WATER

1. Per the fire flow test performed by Azusa Light and Water dated 03-27-14, 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.

2. Install 1 PUBLIC fire hydrant and install 1 PRIVATE fire hydrant as located on the Exhibit Map by the Fire Department.

3. Remove/relocate 1 public fire hydrant(s) as noted on the Exhibit Map.

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

5. The required fire flow for the required fire hydrants, both public and private, within this residential development is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

6. Prior to final map clearance, provide written verification that the required PUBLIC fire hydrant has been bonded for in lieu of installation.

7. 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.

8. Prior to installation of the required private fire hydrant, submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval.

Reviewed by: Juan Padilla Date: October 21, 2014

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

PROJECT: TR 72718 MAP DATE: September 24, 2014

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

10. 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.

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: October 21, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	72718	DRP Map Date: 09/24/2014	SCM Date: 10/30/2014	Report Date: 10/20/2014
Park Planning Area # 15		CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: TENTATIVE

Total Units 22 = Proposed Units 22 + 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:	0.27
IN-LIEU FEES:	$71,265

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $71,265 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

Supv D 5th
October 20, 2014 16:07:11
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 72718	DRP Map Date: 09/24/2014	SMC Date: 10/30/2014	Report Date: 10/20/2014
Park Planning Area # 15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: TENTATIVE

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 22 = Proposed Units 22 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.04	0.0030	22	0.27
M.F. < 5 Units	3.14	0.0030	0	0.00
M.F. >= 5 Units	3.10	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.27

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.27	$263,946	$71,265

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
0.27	0.00	0.00	0.27	$263,946	$71,265

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 17, 2014

Tentative Tract Map No. 072718

Vicinity: Covina

Tentative Tract Map Date: September 24, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072718** based on the use of public water (Azusa Light & Water) and public sewer 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, MPA, REHS (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

[redacted]

Steven Jones

From: jewles818@yahoo.com
Sent: Wednesday, April 22, 2015 8:05 AM
To: Steven Jones
Cc: Rosie Ruiz

Subject: RE: 16050 East San Bernardino Road, Covina, CA

DRP COPY
DO NOT REMOVE

Thank you for the additional information Mr. Jones.

Based on the Residential Infill Burden of Proof document you directed me to, it seems that there is considerable room for debate on the infill designation, specially under sections A, B, and E. As I understand it, infill designation should be granted to vacant or agricultural lands that are either undeveloped or underdevelopment. The subject church property is neither and can easily be sold at market value to one of many eager religious organizations. Given that the present owner is set to benefit financially, it is evident that this development is an economical decision that is simply based on profitability and does not characterize a residential infill project that is greatly needed. This development should not be granted residential infill designation.

Below are additional detailed items that I would appreciate you presenting at the public hearing:

Based on my research, this development should not benefit from residential infill incentives and be allowed to use a denser land use designation. 6 units per acre should be followed at the very minimum. Given the surrounding neighborhood characteristics, the allowed density should actually be less than 6 units per acre in order for the condo layout to properly mesh with the existing single family home community. The major difference between how the condo density is being calculated versus the existing single-family density, is the inclusion of the private roads within the development. By including these private roads into the condo density calculation, it gives the illusion that the individual condo lots will be similar to the existing 6,000 square foot lots that surround the development. The reality is that the proposed condo lots are much smaller and are in contrast with the existing neighborhood character. Additionally, there are no existing condos in the surrounding neighborhood, let alone clusters of 2-story structures, so the proposed development will also dramatically change the character of the area with respect to aesthetics. Surrounding residents have been accustomed to open views through the existing church lot for more than 60 years and as a result of this development will now have their existing view severely altered by a cluster of two-story condos. However, this is not to say that a development of this nature is unwelcome, but simply to stress that it must properly integrate with the existing community in the least intrusive manner. Any unit over 19 is an unnecessary additional burden on the surrounding community and should not be allowed.

The following are design changes that I recommend in line with my above comments:

Remove 3 units from the proposed development in order to minimize the negative impact on surrounding residents and the existing character of the community. The removal of these units will allow for the shifting of proposed units away from existing homes and minimized the impact on existing views and reduce shadows cast on existing backyards and will also result in a density that is acceptable for the neighborhood. Although the residential infill and low/median income designation seem to be the basis for the granting of additional density, the County rules clearly state that the increase in density cannot result in negative impacts, such as disruption of sound residential neighborhoods or adversely affect the character of the surrounding community. Also, there are no agreements or protections in place to guarantee that the proposed housing will be affordable for people in the low/middle income

range, wh[redacted] for the granting of higher density. Lastly, it is extremely questionable whether the proposed development should be granted increased density given its disparity in character with the surrounding community, and subsequent questionable compliance with the general design and compatibility standards within the Land Use Element.

HOWEVER, IF THE COUNTY DETERMINES THAT MORE THAN 19 UNITS IS IN LINE WITH THE CHARACTER OF THE COMMUNITY, BASED ON SUBSTANTIAL EVIDENCE, THE DESIGN SHOULD BE LAID OUT IN A MANNER TO MOST CLOSELY MATCH THE EXISTING LAYOUT OF THE SURROUNDING NEIGHBORHOOD. Allow a maximum of 21 units. At a minimum, this will allow for the relocation of proposed units in order to reduce the impact on surrounding residents. I recommend the following relocation plan (referencing the latest Exhibit Map posted on-line):

Move units 14-19 sixteen feet to the west in order to reduce the impact on existing views of residents to the east and to reduce resulting shadowing that currently does not exist. This will leave units 16 & 17 five feet away from the proposed walkway adjacent to the guest parking along the north side of "A" Drive. Rotate units 6-9 ninety degrees and align with units 1-5. This will result in larger setbacks along the west side of the development and reduce the visual impact on the adjacent residents. There will be no major issue with one unit located 5 feet from the south property line since it will be adjacent to an existing side yard. Currently, units 6-9 will result in a massing effect that will burden the 3 existing residential properties to the west. Essentially, their open space view will be replaced with four 2-story structures. As a result of the above change to units 6-9, unit 10 will have to be eliminated from the project, resulting in a total of 21 units as previously mentioned. Move units 11-13 sixteen feet to the west, similar to the proposed relocation of units 14-19 above, in order to reduce the impact on existing views of residents to the east and to reduce resulting shadowing and massing. Since unit 10 will be removed, appropriate modifications to "A" Drive and the proposed County sewer easement can be easily made to accommodate the new locations of units 6-9 and units 11-13. Although the intent of the current design is to maximize open space and greenery for the benefit of the future owners, it should not be at the detriment of existing homeowners.

Additional comments:

As mentioned before, vines (creeping fig or other) should be planted on the south side of the southerly brick wall. If not the entire length of the wall, at least that portion which is directly adjacent to Broadmoor Ave. Vines will deter graffiti and also improve the appearance of the development from the south. These vines could be maintained by the condo complex's HOA. I have seen similar condo developments provide vines along the outside of their perimeter walls, typically on walls directly adjacent to a public streets.

Since condo residents will be using the southerly entrance for pedestrian access, a censored lamp or street light should be provided near this entrance for increased safety.

The design currently proposes installing would fences to divide condo units within the interior of the development. Wood fences typically have a life of 5 to 10 years and will result in costly maintenance for future condo owners. This type of deterioration is common in condo developments given the expedient manner in which these fences are installed and the average quality material used in order to lower construction cost. Therefore, it would be for the greater good of the community that brick walls be installed in place of wood fencing. This would lessen the maintenance burden on future owners and prevent long term aesthetic deterioration of the complex as a whole. Brick walls are standard in single family development nowadays and it would more accurately reflect the character of the surrounding community.

Thank you

Mario Oyarzabal

On Tue, 4/21/15, Steven Jones <sdjones@planning.lacounty.gov> wrote:

Subject: RE: 16050 East San Bernardino Road, Covina, CA
To: "'jewles818@yahoo.com'" <jewles818@yahoo.com>
Date: Tuesday, April 21, 2015, 12:23 PM

Hello Mario,
Here are the requirements for receiving support for an infill request -
http://planning.lacounty.gov/assets/upl/apps/infill-study_bop.pdf
- more information is available at our website http://planning.lacounty.gov/apps.
Steven Jones
(213)974-6433

-----Original Message-----
From: jewles818@yahoo.com
[mailto:jewles818@yahoo.com]

Sent: Tuesday, April 21, 2015 10:12 AM
To: Steven Jones
Subject: RE:
16050 East San Bernardino Road, Covina, CA

Good Morning Mr. Jones,

Any direction on my below
question?

Thank you

Mario

On Fri, 4/17/15, jewles818@yahoo.com
<jewles818@yahoo.com>
wrote:

Subject: RE: 16050
East San Bernardino Road, Covina, CA
To:
"Steven Jones" <sdjones@planning.lacounty.gov>
Date: Friday, April 17, 2015, 10:20 AM

Thank you

very much for the quick response and clarification Mr.
Jones. It's very helpful. I have a few follow-up
questions:
Are
there specific requirements that need to be met in order for a residential infill request to be approved? Is justification required by the developer? Is there any debating this issue or is it simply a matter of meeting policy and guidelines?
Thanks

On Thu, 4/16/15, Steven Jones <sdjones@planning.lacounty.gov>
wrote:

Subject: RE: 16050 East San Bernardino Road, Covina, CA
To: "'jewles818@yahoo.com'"
<jewles818@yahoo.com>
Date: Thursday, April 16, 2015, 6:45 PM

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#yiv7559252925
div.yiv7559252925WordSection1

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#yiv7559252925

Thank you for your e

mail.
See my replies below -

Steven Jones
(213)974-6433

-----Original
Message-----

From: jewles818@yahoo.com
[mailto:jewles818@yahoo.com]

Sent:
Thursday, April 16, 2015 5:30 PM

To: Steven Jones

Subject: 16050 East San Bernardino Road, Covina, CA

Hello
Mr. Jones,

I
have some questions
about the proposed
condo development at the subject address.
I recently was informed about this project by a family
friend in the area and had
some concerns.

Is this project an
affordable housing
project? Meaning do the people purchasing
them need to be of a certain income range?
Is the developer
required to sign an
agreement with the County designating

some of the units to be affordable?

I'm not to clear based on the info that's online.

Market rate homes are proposed. No agreement has been required.

My next question is how was it determined that 22 units are allowed? Based initial docs online it seems like 19 was the original number.

I'm not to clear on what exactly the developer is requesting in terms of density. Is he asking for some type of variance to density? Also, the lot is being called out as over 3 acres, but when I measure it on the plan it 2.75 acres. Is this the net area? Which area is use to figure out how many houses are allowed?

The current General Plan allows 19 units, however a residential infill request has been made to use the next higher Land Use Element Plan category which would allow up to 12 dwelling units per gross acre. That density calculation results in 39 dwelling units total. The zoning being considered, a minimum of 6,000 square feet net is required per unit. Therefore the maximum of 22 has been requested and is recommended for approval due to meeting the required findings. The recently approved, but not yet adopted General Plan update will allow up to 27 units for a density calculation.

Was there any consideration given to how close some of the units will be to existing homes? From looking at the plans it seems that only 5 feet of space is being provided on the side of some condos. This places them only 5 feet from existing backyards.

With 2 story units this totally ruin

the view of the existing homeowners. Is these anyway they can be moved further away? Based on the plan it looks like there is room for this to be done.

The plan meets the minimum required setbacks of 20 feet for the front yard, 5 feet for the side yards and 15 feet for the rear yards. You may request that changes be made to the layout due to your concern at the public hearing. If you are unable to attend, I can include this exchange in my oral presentation.

Last question. I

noticed that the there will be a wall along the south side of the project, adjacent to the dead end street. Will there be vines planted along the wall to prevent graffiti?

Vines have not been required or proposed. You may also make your concern known. A condition has been included in the conditions of approval to ensure graffiti is handled in an appropriate and timely manner.

Those are my questions

for now

Thank you

Mario Oyarzabal

4-14-15

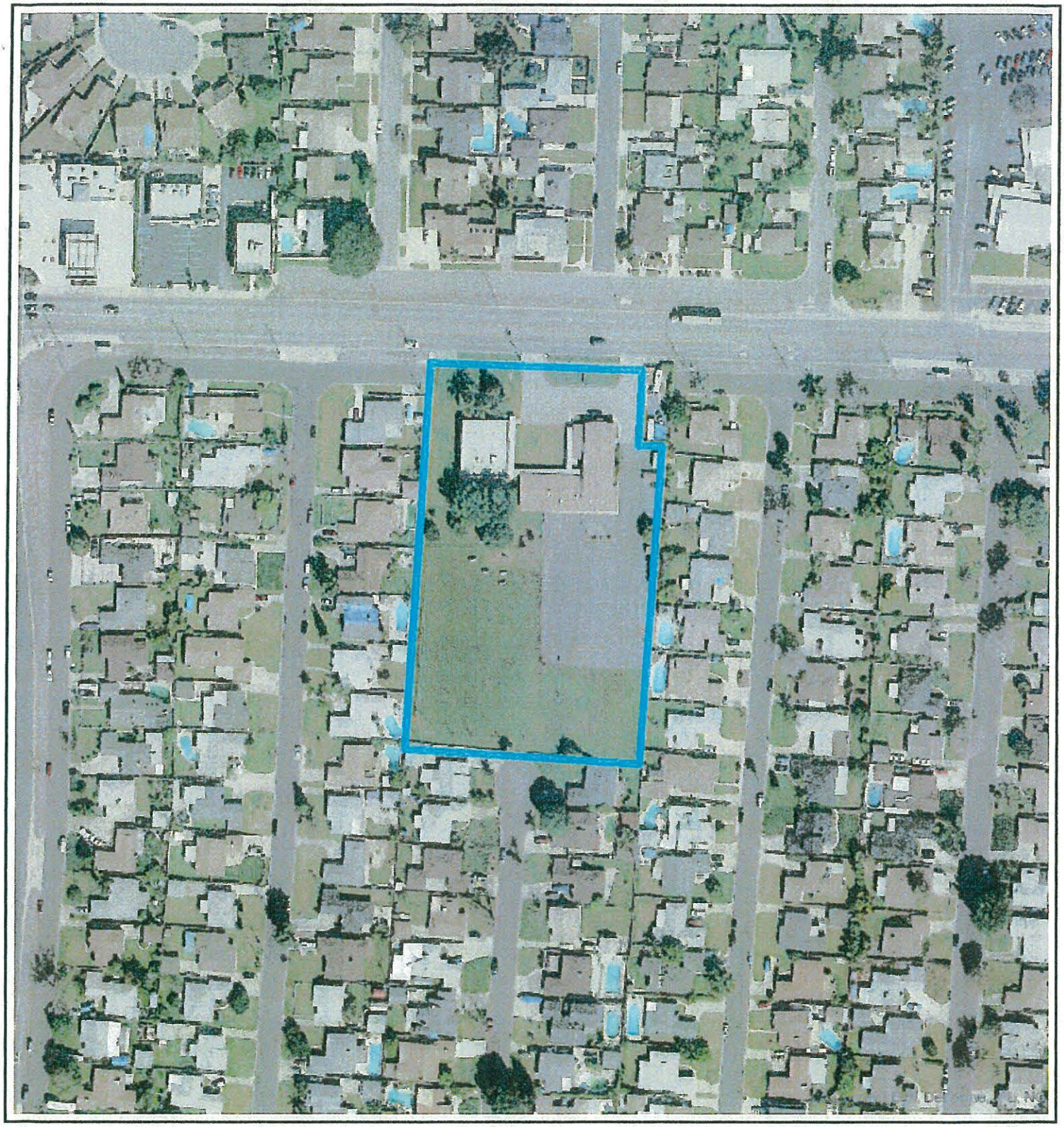
Reference:
Project and permit(s)
R2014-01018, TR072718
Location 16050 E. San Bernardino Road within the Irwindale zoned District.

Our decision:
No apartments

Owners:
Alba R. Amaya Alba R Amaya
Alfredo Amaya Alfredo Amaya
4239 Broadmoor Ave
Covina Calif. 91722

RECEIVED
APR 20 2015
BY:

TRINITY
LUTHERAN CHURCH
ENTRANCE
PARKING IN REAR



Department of Regional Planning

Watt Communities LLC Homes (2011 Imagery)

Printed: Feb 27, 2015

N

0 300

Feet

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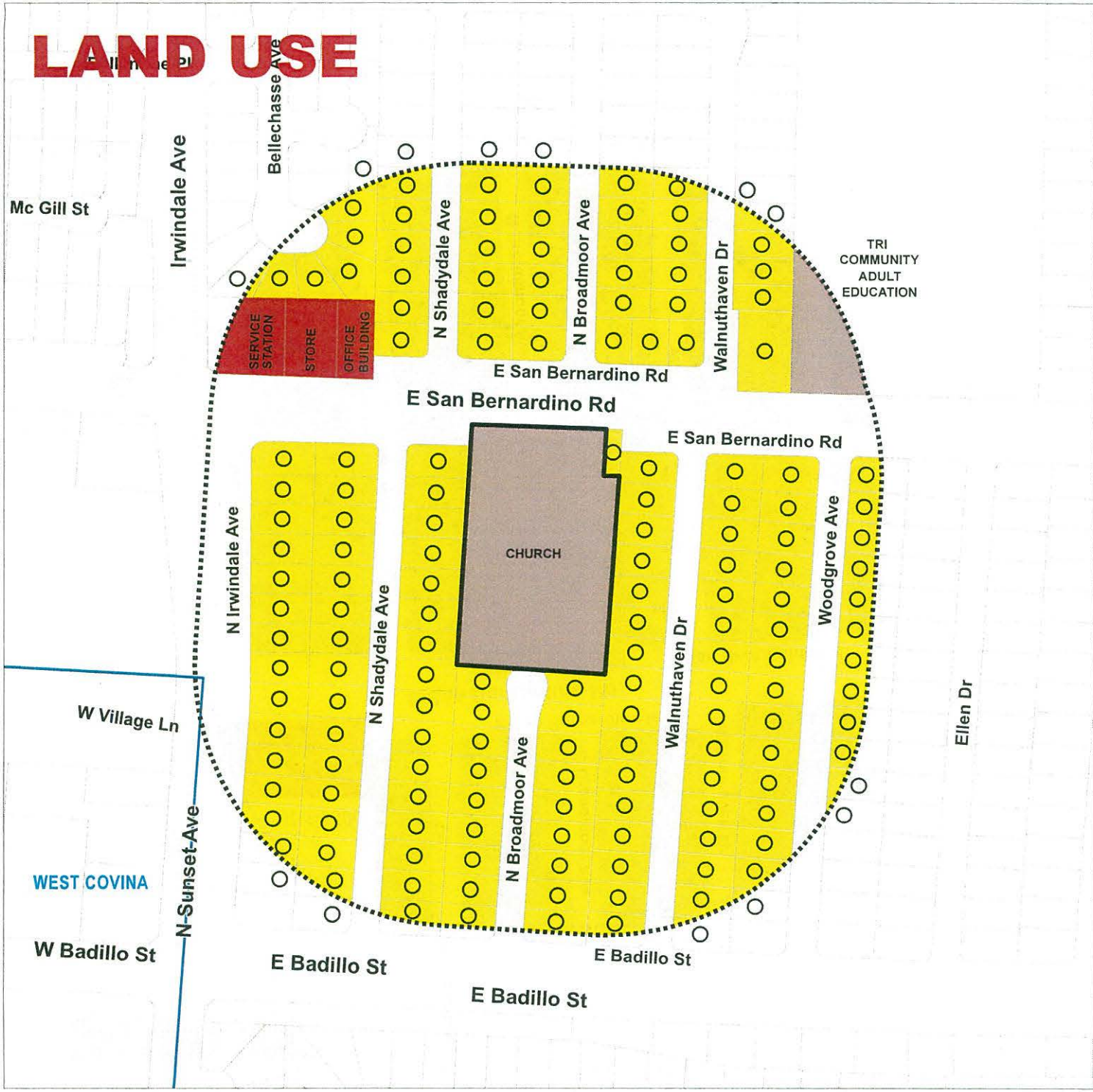
LAND USE



LAND USE
500 FOOT RADIUS MAP

Proj. R2014-01018 (1)
TR 072718

Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)
- COMMERCIAL

VICINITY MAP

0 40 80 160 240 320 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING
500 FOOT RADIUS MAP

Proj. R2014-01018 (1)
TR 072718

Legend

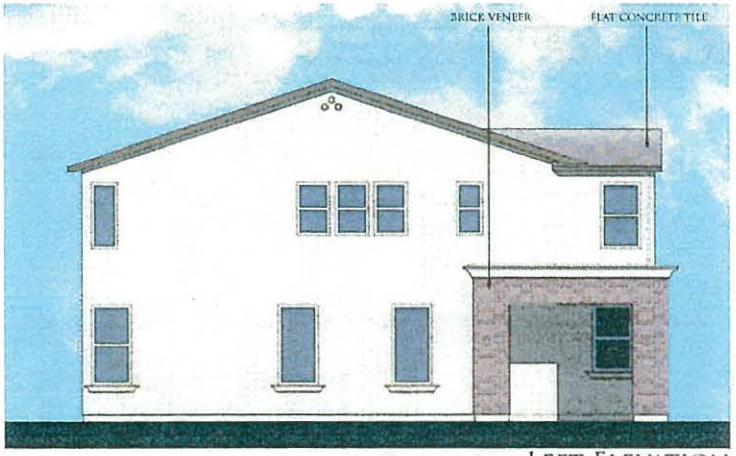
- R-1 - SINGLE-FAMILY RESIDENCE
- A-1 - LIGHT AGRICULTURE
- C-H - COMMERCIAL HIGHWAY
- C-1 - RESTRICTED BUSINESS

VICINITY MAP

0 40 80 160 240 320 Feet

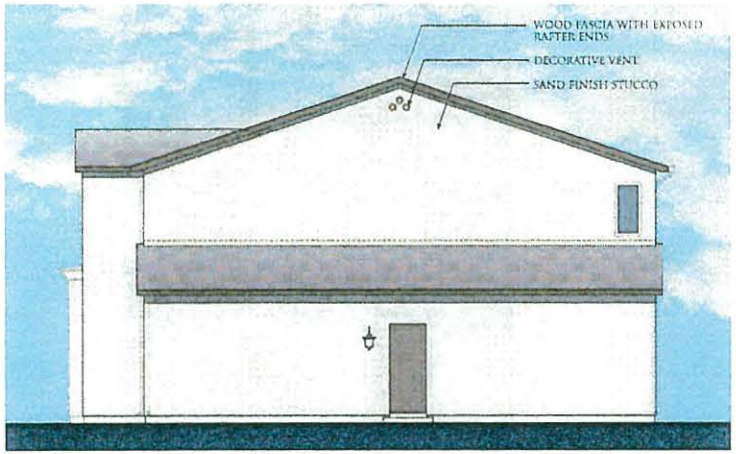
N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 1A

WATT COMMUNITIES, LLC

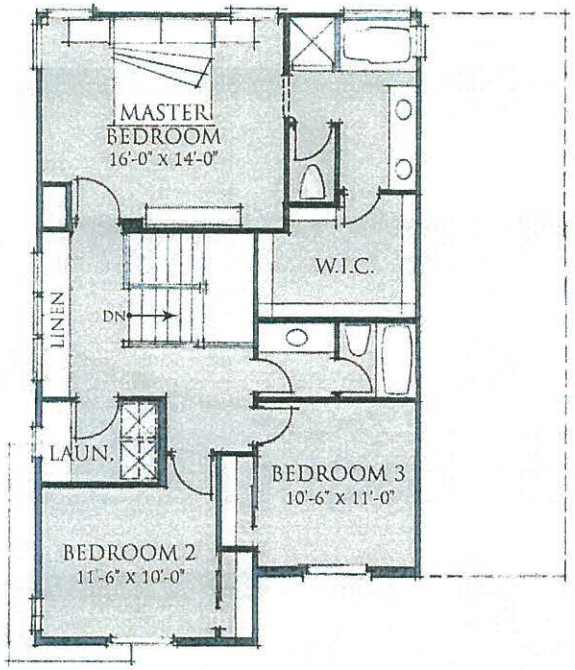
EAST SAN BERNARDINO ROAD

COVINA, CA

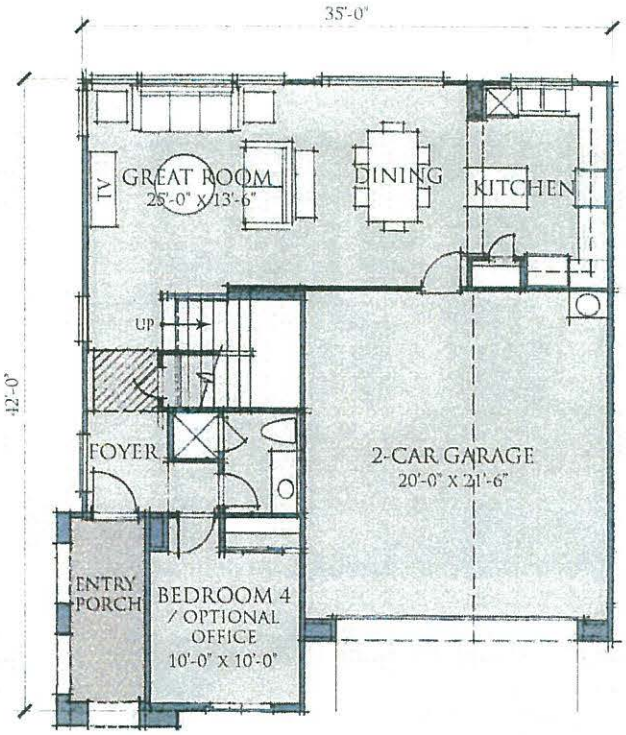
NEWMANGARRISON PARTNERS
ARCHITECTURE · PLANNING · INTERIORS
3100 BRISTOL SUITE 400
COSTA MESA, CA 92626
P: 949-756-0818

Project: 13036
Date: 09-22-2014

03



SECOND FLOOR



FIRST FLOOR

PLAN 1

1,844 SQ. FT.

0 2 4 8 16

FLOOR PLANS

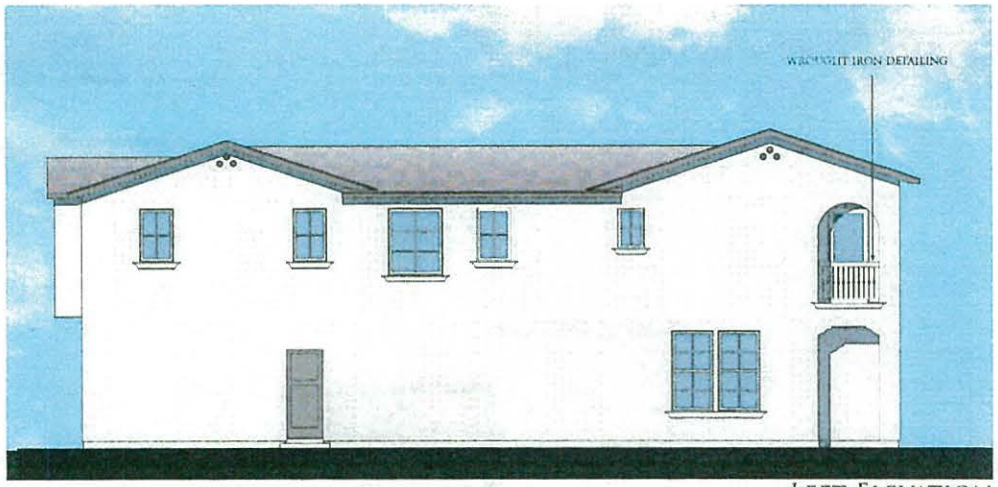
WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

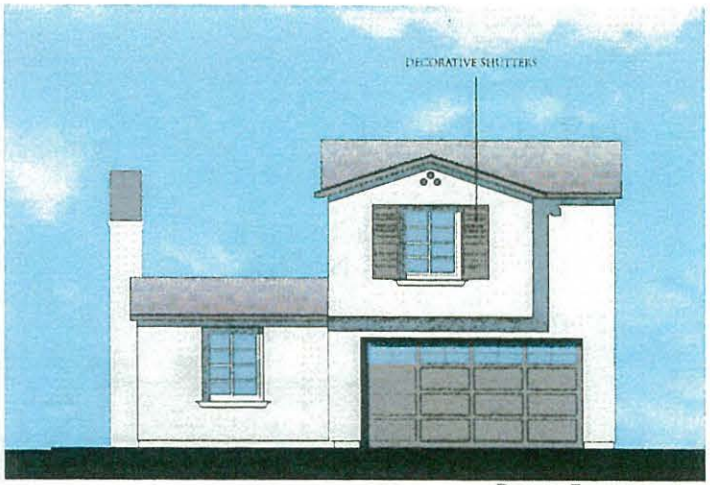
COVINA, CA

NEWMANGARRISON PARTNERS
ARCHITECTURE · PLANNING · INTERIORS
3100 BRISTOL SUITE 400
COSTA MESA, CA 92626
P: 949-756-0818

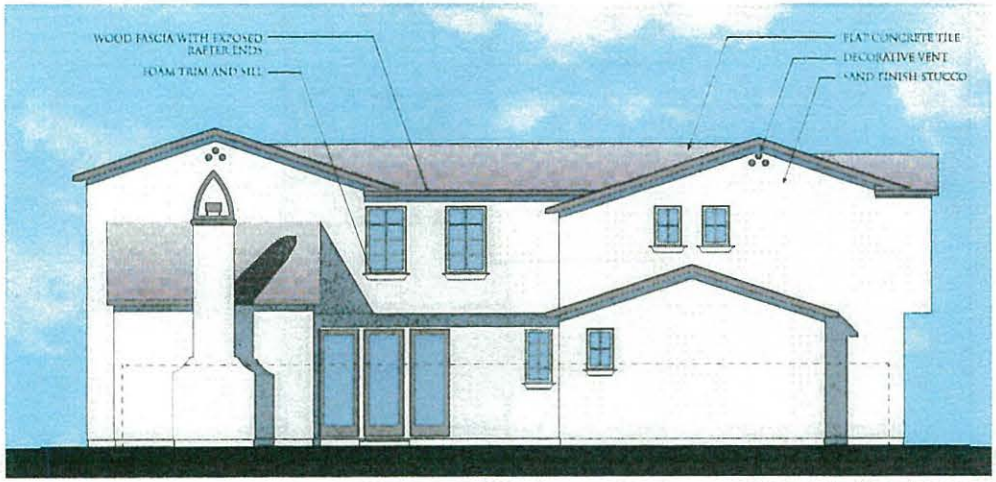
Project: 13036
Date: 09-22-2014



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 2A

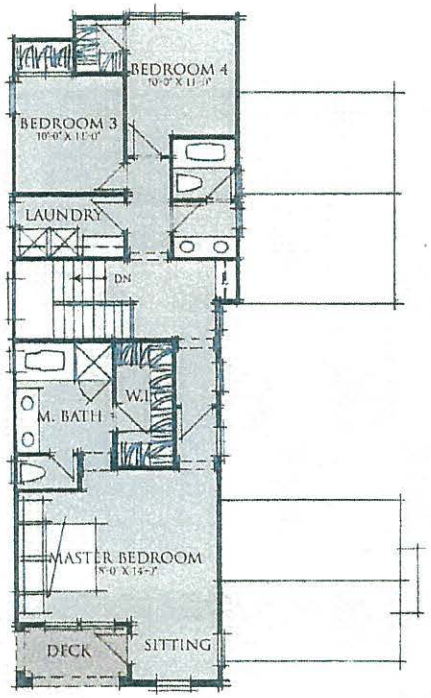
WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

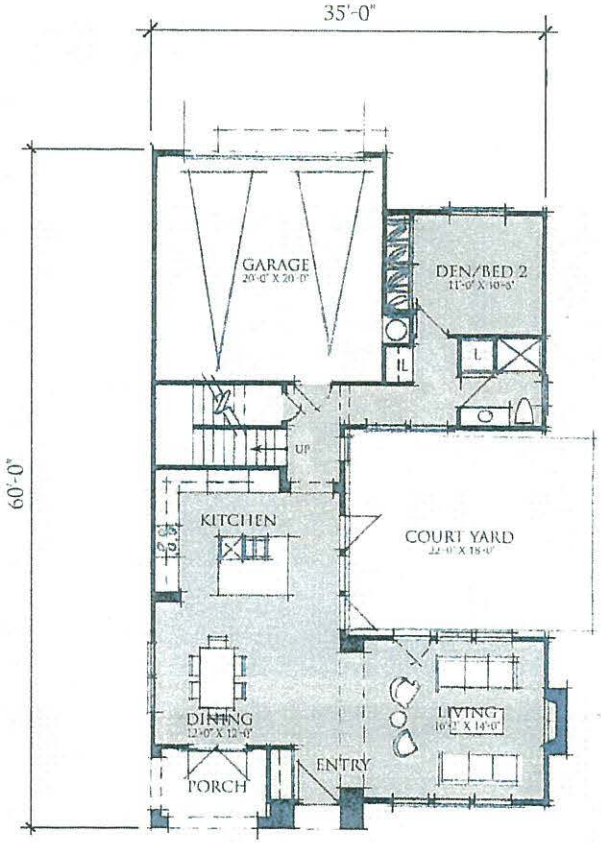
COVINA, CA

NEWMANGARRISON + PARTNERS
ARCHITECTURE · PLANNING · INTERIORS
3100 BRISTOL SUITE 400
COSTA MESA, CA 92626
P: 949-756-0818

Project: 13036
Date: 09-22-2014



SECOND FLOOR



FIRST FLOOR

PLAN 2

2,151 SQ. FT.

0 2 4 8 16

FLOOR PLANS

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

COVINA, CA

NEWMANGARRISON + PARTNERS
ARCHITECTURE · PLANNING · INTERIORS
3100 BRISTOL SUITE 400
COSTA MESA, CA 92626
P: 949-756-0818

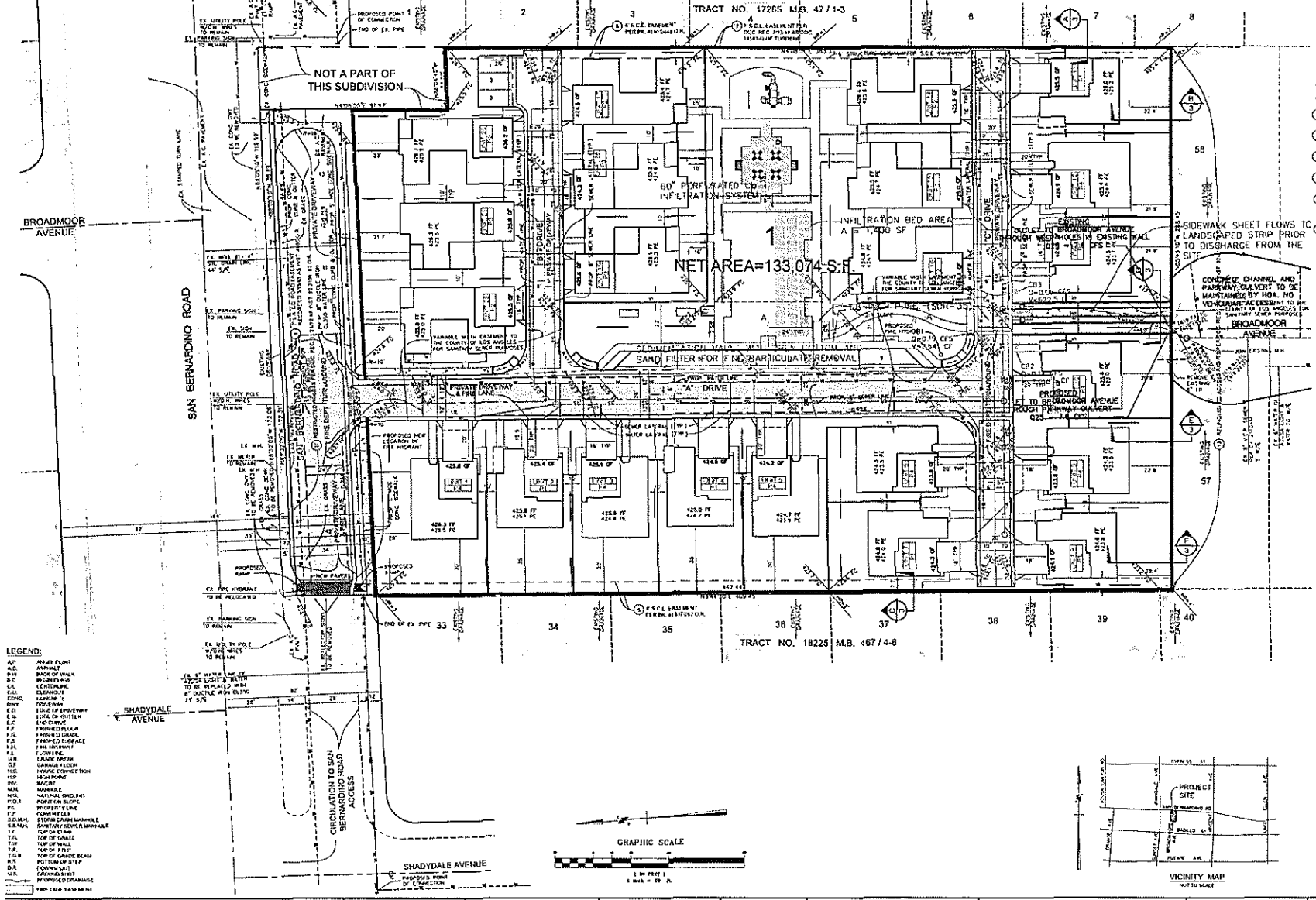
Project: 13036
Date: 09-22-2014

TENTATIVE TRACT NO. 072718

MAJOR DIVISION OF LAND

UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES AND ABANDONMENT OF THE RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS & EGRESS TO OR FROM BROADMOOR AVENUE RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF O.R. & TO OR FROM SAN BERNARDINO ROAD RELINQUISHED BY DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF O.R.



LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER [illegible] DATED AS OF JULY 7, 2014

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF TRACT NO. 17265, AS PER MAP RECORDED IN BOOK 347 PAGE 1-3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 1 BEARING SOUTH 89° 30' 00" EAST AND DISTANT 49.82 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0° 30' 00" WEST AND 41.82 FEET; THENCE SOUTH 89° 30' 00" EAST 266.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEARING NORTH 0° 30' 00" EAST AND DISTANT 46.17 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 0° 30' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 46.17 FEET TO AN ANGLE POINT; THENCE NORTH 89° 30' 00" WEST ALONG SAID EASTERLY LINE, 49.82 FEET TO AN ANGLE POINT; THENCE NORTH 0° 30' 00" EAST ALONG SAID EASTERLY LINE, 122.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF PARCEL 1 ON DEVELOPED SURVEY'S MAP FILED IN BOOK 8 PAGE 31 OF RECORDS OF SURVEYS.

APN: [illegible]

EASEMENTS:

PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER [illegible] DATED AS OF JULY 7, 2014

EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 4102 PAGE 261 OF OFFICIAL RECORDS, AFFECTED, TO REMAIN.
2. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK 4102 PAGE 266 OF OFFICIAL RECORDS, AFFECTED, TO REMAIN.
3. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS IN BOOK [illegible] OF OFFICIAL RECORDS, AFFECTED, TO REMAIN.
4. AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 1965 AS INSTRUMENT NO. 4695 OF OFFICIAL RECORDS, AFFECTED, TO REMAIN.
5. ANY RIGHTS, RIGHTS OF ACCESS AND EASEMENTS FOR INGRESS AND EGRESS TO OR FROM BROADMOOR AVENUE WHICH HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198179 OF OFFICIAL RECORDS, AFFECTED, MEANDERING OF RECORD, NOT PLOTTED.
6. ANY RIGHTS, RIGHTS OF ACCESS AND EASEMENTS FOR INGRESS AND EGRESS TO OR FROM SAN BERNARDINO ROAD WHICH HAVE BEEN RELINQUISHED TO THE COUNTY OF LOS ANGELES IN THE DOCUMENT RECORDED NOVEMBER 24, 1992 AS INSTRUMENT NO. 92-2198180 OF OFFICIAL RECORDS, AFFECTED, MEANDERING OF RECORD, NOT PLOTTED.

NOTES:

1. SITE ADDRESS: 14155 S. SAN BERNARDINO ROAD, COVINA, 91722
2. ASSESSOR'S PARCEL: 8196-027-901
3. TAX RATE AREA: 04-015
4. GENERAL PLAN LOCAL PLAN: CONDOMINIUM
5. ZONING: UNINCORPORATED LA COUNTY (A-1-1 RURAL AGRICULTURAL)
6. EXISTING:
   EXISTING CHURCH
   PROPOSED RESIDENTIAL
7. ADJACENT LANDUSES:
   NORTH, SOUTH, EAST AND WEST RESIDENTIAL
8. FLOOD ZONE: IS PER FEMA MAP 06037C1705F DATED 09/26/2008 (PER FEMA WEB SITE)
9. SEWER IS AVAILABLE IN BROADMOOR AVENUE.
10. WATER IS AVAILABLE IN SAN BERNARDINO ROAD AND BROADMOOR AVENUE.
11. GAS IS AVAILABLE IN BROADMOOR AVENUE.
12. PADS/ELEVATIONS SHOWN HEREON MAY BE ADJUSTED ON FINAL PLANS TO SATISFY ACTION OF DPW.
13. ALL LOTS WILL DRAIN TO BROADMOOR AVENUE.
14. ANY SLOPES SHOWN WILL BE A MAXIMUM OF 2:1 UNLESS OTHERWISE SHOWN AND APPROVED, INCLUDING PRIVATE SIDE SLOPES.
15. ESTIMATED EARTHWORK QUANTITIES:
   APPROXIMATE CUT: [illegible] C.Y.
   APPROXIMATE FILL: [illegible] C.Y.
   SHRINKAGE: [illegible] C.Y.
   APPROXIMATE EXPORT: [illegible] C.Y. (SHRINKAGE ON & DEVELOPED SITE, INDIVIDUAL HOMEPAD FILL)
16. THERE ARE SEVERAL EXISTING STRUCTURES, TREES AND RELATED IMPROVEMENTS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP. ALL ARE TO BE REMOVED.
17. ALL INTERNAL STREETS WITHIN THE TENTATIVE TRACT MAP ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. ANY PROPOSED STORM DRAIN IMPROVEMENTS WILL BE IN ACCORDANCE COUNTY REQUIREMENTS. ALL PRIVATE STORM DRAIN IMPROVEMENTS TO BE MAINTAINED BY THE HOA.
19. ANY IMPROVEMENTS TO BE MADE BY THE COUNTY OF LOS ANGELES SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
20. ALL CURB DRAINS ARE APPROXIMATE.
21. THE RETAIL CONVENIENCE STORE (COVINA AND COMPLEX) WITH ANY LIVING & ASSOCIATE'S UNITS - OWNER OCCUPIED.
22. EXISTING STRUCTURES, TREES AND INCIDENTAL TO BE REMOVED - MAY VARY.
23. THERE ARE NO OAK, RIBBON OR EUCALYPTUS TREES ON THE SITE.
24. NOT A FLOOD HAZARD AREA.

LOT SUMMARY:

1. TOTAL EXISTING LOTS: 1
2. TOTAL PROPOSED LOTS: 1
3. TOTAL GROSS AREA: [illegible] S.F. (2.29 AC)
   (INCLUDES HALF OF ABUTTER'S STREET)
   NET AREA: 133,074 SQ. FT. (3.05 AC)
4. PROPOSED BUILDINGS:
5. PROPOSED PARKING:
   RESIDENTIAL PARKING PROVIDED: 64 2 CAR GARAGE SPACES
   GUEST PARKING PROVIDED: 13 GUEST PARKING SPACES
   ADA PARKING: 2 SPACES
   TOTAL PARKING PROVIDED: 79 SPACES
6. COMMON OPEN SPACE: [illegible] SQ. FT.
   PRIVATE OPEN SPACE: [illegible] SQ. FT.
   TOTAL OPEN SPACE: [illegible] SQ. FT.

UTILITIES COMPANIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON	PHONE: (800) 655-4555
GAS	SEMPRA	PHONE: (800) 427-2200
CABLE	TIME WARNER CABLE	PHONE: (888) 292-8928
TELEPHONE	VERIZON	PHONE: (800) 483-4000
TRASH	ATHENS SERVICES	PHONE: (626) 336-3691
SANITARY SEWER	CITY OF COVINA	PHONE: (626) 384-5221
WATER	COVINA LIGHT & WATER	PHONE: (626) 332-2525

LEGEND:

A.P.	ANGLE POINT
ASC.	ASPHALT
B.W.	BACK OF WALK
B.C.	BEGINNING CURB
CL	CENTERLINE
C.O.	CLEANOUT
CONC.	CONCRETE
DWY	DRIVEWAY
E.D.	EDGE OF DRIVEWAY
E.G.	EDGE OF GUTTER
E.C.	END CURVE
F.P.	FINISHED PLANE
F.G.	FINISHED GRADE
F.S.	FINISHED SURFACE
F.H.	FIRE HYDRANT
F.L.	FLOWLINE
H.P.	GRADE BREAK
G.F.	GARAGE FLOOR
H.C.	HOUSE CONNECTION
H.P.	HIGH POINT
INV.	INVERT
M.H.	MANHOLE
N.G.	NATURAL GROUND
P.O.S.	POINT ON SLOPE
P.L.	PROPERTY LINE
P.P.	POWER POLE
S.D.M.H.	STORM DRAIN MANHOLE
S.S.M.H.	SANITARY SEWER MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF GRADE
T.W.	TOP OF WALL
T.R.	TOP OF RAIL
T.G.B.	TOP OF GRADE BEAM
B.S.	BOTTOM OF STEP
D.S.	DOWNSPOUT
G.S.	GREENING SHEET
	PROPOSED DRAINAGE
	1.8M TALL CHAIN LINK FENCE

DIGALERT — DIAL TOLL FREE 811 — BEFORE YOU DIG

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR STRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR AVOIDING DAMAGE TO THE SAME. THE DAMAGE TO ANY PUBLIC OR PRIVATE UTILITY SHOWN ON THESE DRAWINGS IS THE RESPONSIBILITY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL APPLICABLE AGENCIES AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO FIELD UNDERGROUND UTILITY MARKING.

PROPERTY OWNER: NEWMAN GARRISON, 1455 DOVE STREET, SUITE 401, NEWPORT BEACH, CA 92660, PHONE: (949) 756-0919

OWNER: TRINITY LUTHERN CHURCH OF COVINA CALIFORNIA, 14550 E. SAN BERNARDINO ROAD, COVINA, CA 91722

APN: R.M. NO. D.4915 REV. 421.134, LPN BK 1A, S.E. 1/4 SEC. 17 T.1 S, R.9 W, NC CORONADO ST. AVE & SAN BERNARDINO RD, COVINA (2305)

MOSAIC CONSULTING CORPORATION, 1967 Barton Avenue, Temple City, California 91501, (626) 579-0125 Fax (626) 579-0125, E-Mail address: [illegible]

DATE: 04-24-15 | JOB NO.: 2-2042 | DRAWN BY: SAZ

REVISIONS		
DATE	BY	DESCRIPTION

WATT COMMUNITIES, 3750 OCEAN PARK BLVD #200, SANTA MONICA, CA 90405, ATTN: [illegible], (310) 392-8000, (310) 392-8013, [illegible]@watt.com, [illegible]@watt.com

PROJECT TITLE: TENTATIVE TRACT NO. 072718 FOR CONDOMINIUM PURPOSES

JOB ADDRESS: 14155 S. SAN BERNARDINO ROAD, COVINA, CA 91722

LEGAL DESCRIPTION: SEE ABOVE DESCRIPTION

SCALE: 1" = 20'

SHEET 2 OF 3

SHEET TITLE: EXHIBIT MAP

P:\2042\[illegible] Sep 24, 2014 [illegible] 4/24/2015 [illegible] AM