Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

January 4, 2007

TO: Librarian
Hacienda Heights Library
16010 La Monde Street
Hacienda Heights, California 91745

FROM: Susan Tae, AICP
Supervising Regional Planner
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 062621 - (1)

Vesting Tentative Tract Map No. 062621 is scheduled for Public Hearing before the Regional Planning Commission of Los Angeles County on February 5, 2007.

Please have the materials listed below available to the public through February 6, 2007.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

SMT:st

Attachments:
1. Copy of Tentative Tract Map No. 062621 and Exhibit Map dated July 10, 2006
2. Land Use Map
3. Notice of Public Hearing (English and Spanish)
4. Factual
5. Reports/recommendation
6. Environmental Document

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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Director of Planning

NOTICE OF PUBLIC HEARING
VESTING TENTATIVE TRACT MAP NO. 062621 – (1)

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on **February 5, 2007**, at 6:30 p.m., at Don Julian Elementary School, 13855 Don Julian Road, La Puente, CA 91746. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for the proposed project pursuant to the California Environmental Quality Act (CEQA) and State and County Environmental Reporting Guidelines.

General description of proposal: The tract map proposes to create one multi-family lot with 109 new single-family detached condominiums as well as one public facility lot (detention basin) on 17.59 gross acres. A minor modification to the development standards of the Avocado Heights Community Standards District is also proposed to modify lot coverage, front yard wall/fence height, front yard depth and rear yard depth.

General location of property: 323 Workman Mill Road in the Puente Zoned District of Los Angeles County.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Ms. Susan Tae. You may also obtain additional information concerning this case by phoning Ms. Susan Tae at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

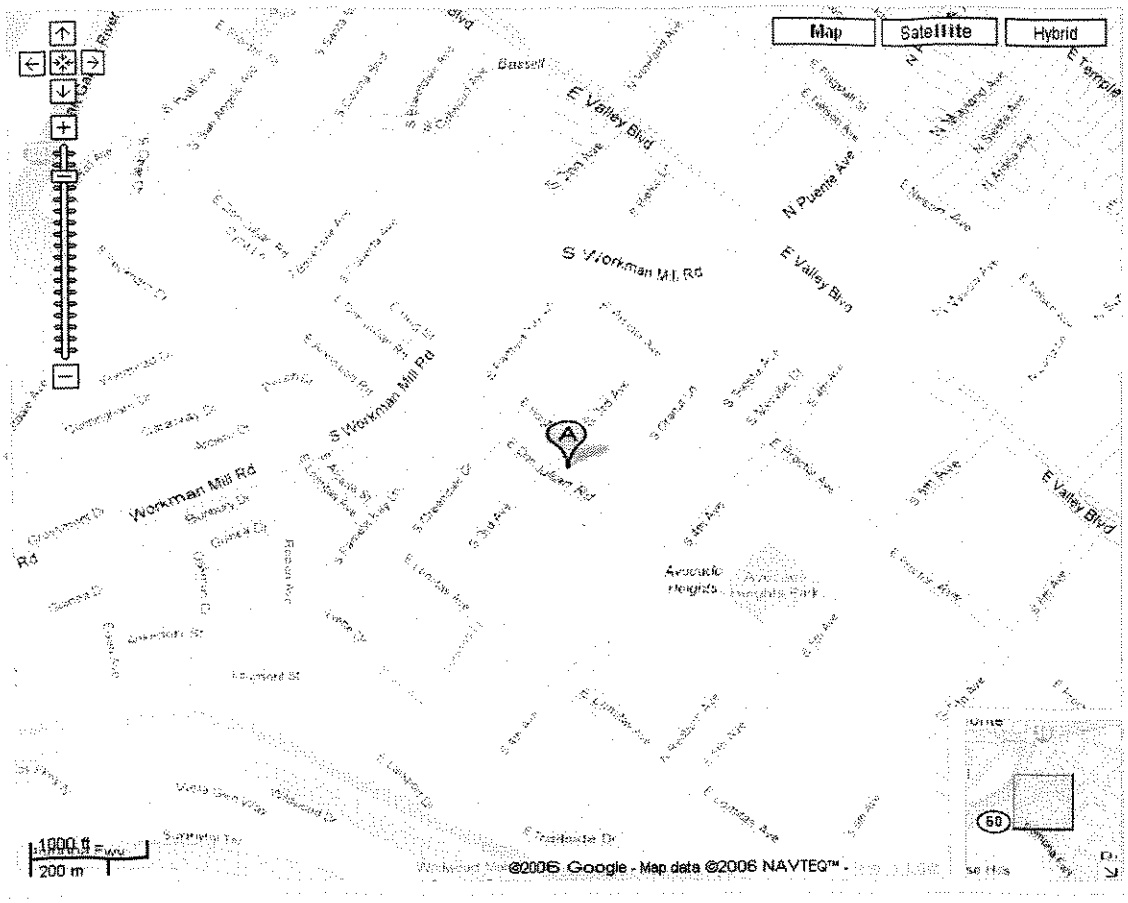
If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials, including the environmental documentation, are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review on or before **January 5, 2007** at the Hacienda Heights Library,16010 La Monde Street. Selected materials are also available on the Department of Regional Planning website at "http://planning.lacounty.gov."

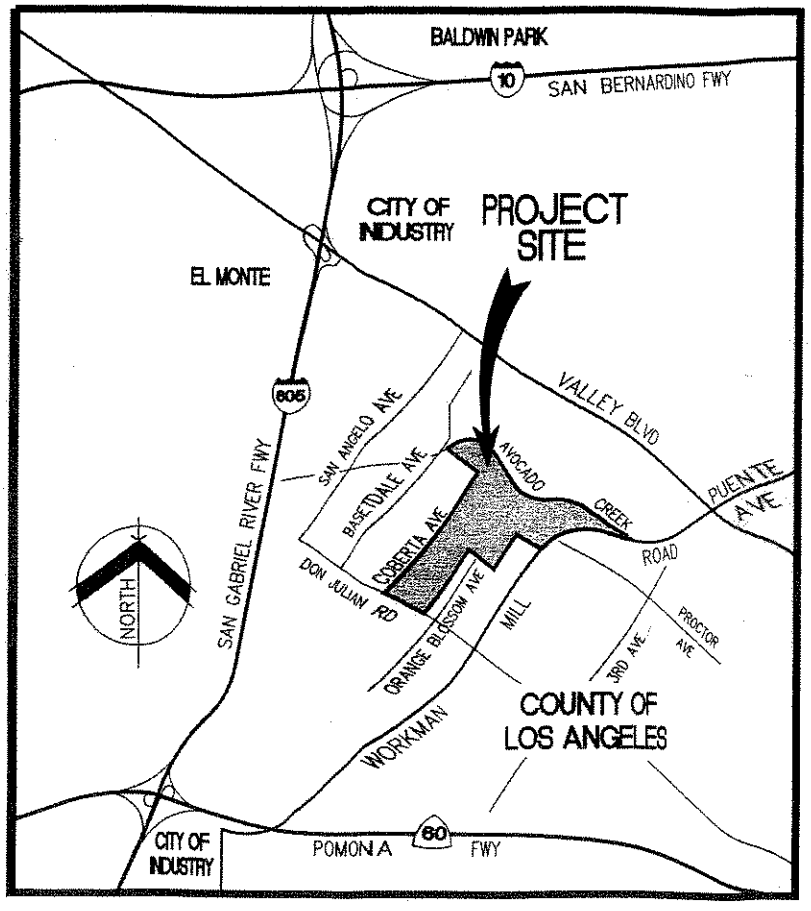
"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para construir 109 condominios de familia singular en 17.59 acres. La audiencia publica para considerar el proyecto se llevara acabo el **5 de febrero de 2007**. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

DON JULIAN ELEMENTARY SCHOOL



PROJECT LOCATION



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

AVISO DE AUDIENCIA PÚBLICA
OTORGAMIENTO DE MAPA PROVISORIO NO. 062621 - (1)

Por al presente se da aviso que la Comisión de planificación Regional de Los Ángeles celebrará una audiencia pública sobre la propuesta de urbanización de esta propiedad, el 5° de **febrero, 2007**, a las 9:30 a.m. en Escuela Primaria de Don Julian, 13855 Don Julian Road, La Puente, California, 91746. Las personas interesadaś tendrán la oportunidad de dar testimonio.

Se ha preparado una Declaración por la negative atenuada al proyecto propuesto conforme a la Ley de Calidad Ambeintal de California (CEQA, en inglés) y las Pautas sobre la Cobertura Ambiental del Estado y Condado.

Descripción general de la propuesta: El mapa propone crear un lote multifamiliar con 109 condominios nuevos e independientes en un predio de 17.59 acres. También se propone una modificación menor al establecimiento de las Normas de la comunidad de Avocado Heights para modificar la cobertura del terreno, la altura del muro del jardín delantero y la produndidad del jardín trasero.

Ubicación general de la propiedad: 323 Workman Mill Road en la Zonificación del Distríto Puente en al Condado de Los Angeles.

Estos casos no afectan la zonificación de las propiedades circundantes. Si no puede asistir a la audiencia pública pero desea enviar sus comentarios por escrito, por favor envíe su carta al Departamento de Planificación Regional a la dirección que aparece a continuacaión, dirigida al Sra. Susan Tae. También puede obtener información adicional sobre esta caso llamando telefónicamente a la Sra. Susan Tae at (213) 974-6433. Las personas que llamen desde zonas del Condado Norte pueden llamar al (661) 272-0964 (Valle Antelope) o (661) 253-0111 (Santa Clarita) y luego solicitar conectarse con el (213) 974-6433. Horario de atención al público: de 7:30 a.m. a 6:00 p.m., de lunes a jueves. Nuestra oficina cierra los viernes.

Si la decisión final de esta propuesta se contiende ante el tribunal, el testimonio puede estar limitado a temas planteados en la audiencia pública o en la correspondencia escrita enviada a la Comisión de Planificación Regional en la audiencia pública o previa a esta.

El material del caso está disponible para ser examinado durante el horario regular de trabajo en el Departamento de Planificación Regional, Sala de Registros, 320 West Temple Street, Los Angeles, California 90012. Estos materiales también estarán a disposición para ser examinados a partir del 5° de enero, 2007 en la **Biblioteca Hacienda Heights**, 16010 La Monde Street. También estará disponible una selección del material en el sitio en Internet del Departamento de Planificación Regional en: "http://planning.lacounty.gov."

"**SERVICIOS SEGUN LA ADA**: Si usted necesita ayuda o servicios especiales tales como materiales en un formato alterno o un intérprete de lenguaje de señas, favor de llamar al coordinador de la ADA (Ley para los Estadounidenses con Discapacidad) al (213) 974-6488 (voz) o al (213) 617-2292 (TDD), con al menos tres días habiles de anticipación."

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. TRACT MAP NO. 062621- (1)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM #	
PUBLIC HEARING DATE February 5, 2007	

APPLICANT	OWNER	REPRESENTATIVE
ennar Homes	Victory Outreach	Roger Van Wert

EQUEST

esting Tentative Tract Map: To create one multi-family lot with 109 new single-family detached condominiums and one detention basin lot n 17.59 gross acres

odification to CSD: To modify Avocado Heights CSD development standards for front yard fence/wall height, front yard setbacks and rear ard setbacks.

LOCATION/ADDRESS	ZONED DISTRICT
23 Workman Mill Road, Avocado Heights	Puente
	COMMUNITY Avocado Heights
ACCESS Workman Mill Road	**EXISTING ZONING** A-1-6,000 (Light Agricultural-6,000 Sq Ft Minimum Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
5.81 Net Acres 7.59 Gross Acres	Church	Irregular	Gently sloping

SURROUNDING LAND USES & ZONING

North: Single-family residences, duplexes and triplexes/A-1-6000	**East:** Single-family residences, manufacturing and vacant property/A-1-6000, M-1-BE (Light Manufacturing-Billboard Exclusion) and City of Industry
South: Single-family residences, church, duplexes, commercial retail, vacant property, nursert/A-1-6,000, A-1-20,000, CPD (Commercial Planned Development)	**West:** Single-family residences, vacant property/A-1-6,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Public Facilities Low Density Residential	105 DU	Yes with infill

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant include Geotechnical, Noise, Air Quality, Visual Quality, Traffic/Access, Population/Housing/Employement/Recreation and Mandatory Findings

DESCRIPTION OF SITE PLAN

The tentative tract map and exhibit map dated July 10, 2006, depict a gated subdivision of one multi-family lot with 109 new detached single-family condominiums and one detention basin lot on the 17.59-acre subject property. The project site is currently developed with a church, religious school and conference center. Acess is provided by Workman Mill Road with an internal private driveway and fire lane 20 to 36 feet in width. Emergency access is provided to the subject property near the intersection of Don Julian Road and Coberta Avenue, and at the end of Coberta Road. A 0.47-acre recreation site is also proposed near the project entrance from Workman Mill Road as well as detention basin site.

KEY ISSUES

- This is a single-family condominium project with requested modifications of the Avocado Heights CSD standards for front yard fence/wall height, and front yard and rear yard setbacks. As a condominium project all dwelling units will be within one lot; setbacks and other development standards prescribed
- The project was noticed to within 1,000 feet of the subject property.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

TR No. 062621-(1)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

☒ Street improvements ____ Paving __X__ Curbs and Gutters __X__ Street Lights

__X__ Street Trees ____ Inverted Shoulder __X__ Sidewalks ____ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Although the proposed project exceeds the maximum permitted strictly by the General Plan land use designation, it is consistent with General Plan policies for infill development, where a more concentrated urban form of development with densities compatible with and slightly higher than those of surrounding areas are encourage (Los Angeles Countywide General Plan, Page III-31).

As the project is located within the Avocado Heights CSD, the project was noticed to within 1,000 feet of the subject property.

Prepared by: Susan Tae

DEPARTMENT OF REGIONAL PLANNING **Map Date: 7-10-2006**
VESTING TENTATIVE TRACT MAP NO. 062621 **Exhibit Map Date: 7-10-2006**

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") and the area requirements of the A-1-6,000 Zone. Also, conform to the requirements of Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3, conform to the applicable requirements of the A-1-6,000 Zone and Avocado Heights Community Standards District ("Avocado Heights CSD").

3. This land division is approved with a modification to the Avocado Heights CSD in accordance with Section 22.44.136 A.6 of the County Code:

   a. Modification of the maximum permitted fence/wall height of three-and-one-half feet in the front yard setback to allow a eight-foot high masonry wall.

   b. Modification of the minimum front yard depth of the average depth of all front yards on the same block and same side of street, 17 feet, to allow a minimum front yard depth of 12 feet.

   c. Modification of the minimum rear yard depth of 40 feet for lots of 40,000 square feet or larger in size, to allow a minimum rear yard depth of 20 feet.

5. Place a note or notes on the final map, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning"), that this subdivision is approved as a condominium project for a total of 109 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.

6. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to egional Planning for review and approval.

7. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.

8. Provide in the CC&Rs for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department.

9. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways throughout the subdivision.

10. Plant or cause to be planted at least one tree of a non-invasive species within the front yard of the residential lot. Additional trees are required to be planted throughout the subdivision. The location and the species of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

11. Upon termination of the appeal period, remit a $25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The processing fee shall be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense.

13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Section 2.170.010 of the County Code.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 062621 (Rev.)

TENTATIVE MAP DATED 07-10-2006
EXHIBIT MAP DATED 07-10-2006

The following reports consisting of 16 pages are the recommendations of Public Works.

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

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

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

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

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

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

9. Quitclaim or relocate easements running through proposed structures.

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

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

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

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.

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 08-17-2006

tr62621L-rev3.doc

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 62621

REVISED TENTATIVE MAP DATED 07/10/06
EXHIBIT MAP 07/10/06

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

3. Provide fee title lot for detention basins to the satisfaction of the Department of Public Works.

4. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

6. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) / hydrology study which was conceptually approved on 08/08/06 to the satisfaction of Public Works.

7. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Lizbeth Cordova Date 08/14/06 Phone (626) 458-4921
Lizbeth Cordova

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

DISTRIBUTION
__ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

NTATIVE TRACT 62621
BDIVIDER Victory Outreach, La Puente
GINEER MDS Consulting
OLOGIST Petra
ILS ENGINEER Petra

TENTATIVE MAP DATED 07-10-06, 3rd Revision and Exhibit
LOCATION La Puente

REPORT DATE 01-31-06, 11-03-05, 06-15-05
REPORT DATE

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

[ ] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[ ] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[ ] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[ ] The Soils Engineering review dated _____ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] Soils engineering reports may be required prior to approval of building or grading plans.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

[X] The Soils Engineering review dated 8-8-06 is attached.

pared by Robert O. Thomas Reviewed by _____ Date 08-07-06

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

SOILS ENGINEERING REVIEW SHEET

Address:	900 S. Fremont Ave., Alhambra, CA 91803	District Office	2.0
Telephone:	(626) 458-4925	PCA	LX001129
Fax:	(626) 458-4913	Sheet 1 of 1	

		DISTRIBUTION:
Tentative Tract Map	62621	____ Drainage
		____ Grading
Location	Don Julian Road, La Puente	____ Geo/Soils Central File
Developer/Owner	Victory Outreach La Puente	____ District Engineer
Engineer/Architect	MDS Consulting	____ Geologist
Soils Engineer	Petra Geotechnical, Inc. (708-04)	____ Soils Engineer
Geologist	Petra Geotechnical, Inc.	____ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning **7/10/06** (Revised)
Geotechnical Report Dated 1/31/06, 11/3/05, 6/15/05
Previous Review Sheet Dated 3/14/06

ACTION:

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

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/07
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 08/08/06
Jeremy Wan

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

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

1. Dedicate vehicular access rights on Workman Mill Road except the common driveway.

2. Permission is granted to vacate excess property line return right of way to provide property line return radii of 13 feet in the southeast corner of Don Julian Road and Coberta Avenue to the satisfaction of Public Works providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

3. Dedicate right of way 30 feet from centerline on Coberta Avenue including additional right of way on the on-site offset cul-de-sac bulb to provide a turning radius of 32 feet to the satisfaction of Public Works. Permission is granted to reduce the parkway width from 12 feet to 3 feet in the vicinity of the cul-de-sac bulb to the satisfaction of Public Works.

4. Dedicate complete vehicular access rights on Orange Blossom Avenue.

5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Workman Mill Road, Don Julian Road, and Coberta Avenue.

6. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Workman Mill Road, Don Julian Road, and Coberta Avenue.

7. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

8. If signalized, provide a left-turn lane on Workman Mill Road at Private Drive and Fire Lane 'A' to the satisfaction of Public Works. Re-construct the raised medians on Workman Mill Road, where necessary, to provide adequate storage for left-turn movements into Private Drive and Fire Lane 'A' to the satisfaction of Public Works. If the medians on Workman Mill Road are landscaped, repair/restore any landscaping, including irrigation, on the medians damaged during construction on Workman Mill Road. The minimum left-turn lane storage is 200 feet. This length may need to be increased based on queuing requirements as identified in the approved traffic study.

9. Remove excess sidewalk, remaining sidewalk shall be 5 feet in width adjacent to the property line to match with adjacent sidewalk, and replace with landscape in parkway along the property frontage on Don Julian Road to the satisfaction of Public Works.

10. Construct curb, gutter, base, and pavement including an on-site offset cul-de-sac bulb with a turning radius of 32 feet on Coberta Avenue to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from centerline and transition in the vicinity of the sewer manhole (approximately 700 feet from Don Julian Road) to 16 feet from centerline on the northwesterly side of the street and 20 feet from centerline on the southeasterly side of the street to the satisfaction of Public Works.

11. Plant street trees along the property frontage on Workman Mill Road, Don Julian Road, and Coberta Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

12. Comply with the following street lighting requirements:

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

    b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

        (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

        (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

(3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

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

13. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

14. 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.

15. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Workman Mill Road and construct a turnaround with a minimum turnaround radius of 32 feet preceding the gated entrance on Private Drive and Fire Lane "A" to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined by the approved traffic study to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.

16. Locate the emergency access gates for the driveways on Coberta Avenue a minimum of 20 feet behind the top of curb to the satisfaction of Public Works. The gates shall be open inward to the satisfaction of Public Works.

17. Close both emergency access gates on Coberta Avenue at all times except during an emergency.

18. Conform to the "Private Entry Exhibit" conceptually approved by Traffic and Lighting Division on August 16, 2006 for the gated exit/entrance for "Private Drive Fire Lane A" (site access) from Workman Mill Road to the satisfaction of Public Works.

19. Install traffic signals at the intersection of Workman Mill Road right of way with Private Drive and Fire Lane "A" to the satisfaction of Public Works.

20. Dedicate air space easement and maintain for line of sight purposes on the northwesterly side beyond Workman Mill Road right of way with Private Drive and Fire Lane "A" to the satisfaction of Public Works. Air space dedication is needed so that the required primary traffic signal pole located at the lower left segment (not shown on the tentative tract map) of the intersection of "Private Drive and Fire Lane "A" and Workman Mill Road can be visible from the driveway gate location.

21. Dedicate traffic signal maintenance easement on the northeasterly side beyond Workman Mill Road right of way with Private Drive and Fire Lane "A" to the satisfaction of Public Works. The dedicated traffic signal maintenance easement as shown on the tentative map is not necessarily approved. Additional maintenance easement area may be necessary/required based upon the review of the traffic signal plan.

22. Prepare detailed signing and striping plans (scale 1:40) for Workman Mill Road abutting this subdivision and at any other off-site locations if required to mitigation any traffic impacts as identified in the approved traffic study to the satisfaction of Public Works.

23, Prepare traffic signal plans (Scale 1:20) for the intersection of Workman Mill Road and "Private Drive and Fire Lane A" (site access) to the satisfaction of Pubic Works.

24. Comply with the mitigation measures identified in the attached April 4, 2006 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

25. Prepare conceptual striping plans, signal plans (where applicable), and cost estimates for every roadway/intersection that the project shall contribute its proportionate share of the cost of the improvements as shown in the April 4, 2006 letter from Traffic and Lighting Division to the satisfaction of Public Works.

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Prepared by John Chin Phone (626) 458-4915 Date 08-17-2006

tr62621r-rev3.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

)NALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

April 4, 2006

Mr. Rock Miller
Katz, Okitsu and Associates
17852 East Seventeenth Street, Suite 102
Tustin, CA 92780-2142

Dear Mr. Miller:

AVOCADO PARK
TENTATIVE TRACT NO. 62621
REVISED TRAFFIC IMPACT STUDY (MARCH 14, 2006)
AVOCADO HEIGHTS AREA

As requested, we have reviewed the above-mentioned document. The project site is located at 323 Workman Mill Road in the unincorporated County of Los Angeles area of Avocado Heights.

The proposed project consists of 109 single-family residential units. The project is estimated to generate approximately 1,043 vehicle trips daily, with 82 and 110 vehicle trips during the a.m. and p.m. peak hours, respectively.

The following improvements are the sole responsibility of the project and shall be installed and operational concurrently with the installation of curb, gutter and the first lift of asphalt pavement, including temporary traffic detection loops if needed.

- Workman Mill Road at Site Access Driveway

  Install traffic signal.

  The project is also responsible to improve Workman Mill Road and modify the median to allow access to and from the site. A detailed signing, striping plan, and signal plans shall be prepared and submitted to Traffic and Lighting Division for review and approval.

We generally agree with the study that the traffic generated by the project alone will not have a significant impact to any County or County/City roadways or intersections. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersection. The project shall contribute its proportionate share of the cost for the following mitigation measure:

- Puente Avenue-Workman Mill Road at Valley Boulevard

  South approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, two through lane, and one exclusive right-turn lane.

  The project's pro-rata share is 14.6 percent.

- San Gabriel (I-5) Freeway Northbound Off-ramp-Temple Avenue at Valley Boulevard

  South approach: One shared through/left-turn lane, one through lane, and one exclusive right-turn lane instead of one shared through/left-turn lane and one exclusive right-turn lane.

  The project's pro-rata share is 21.4 percent.

- San Angelo Avenue at Valley Boulevard

  South approach: One left-turn lane and one shared left-/right-turn lane instead of one left-turn lane and one right-turn lane.

  The project's pro-rata share is 20.3 percent.

- Workman Mill Road at Don Julian

  Modify traffic signal to include protected left-turn phasing on all approaches.

  The project's pro-rata share is 26.5 percent.

- Workman Mill Road at Cross Roads Parkway North

  Modify traffic signal to include protected left-turn phasing on Workman Mill Road.

  The project's pro-rata share is 26.7 percent.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterial, or freeway segment in the area.

Please submit the latest tract map of the project showing access locations, feasibility study, and cost estimates to Traffic and Lighting Division for review and approval. Please submit the site plan to Mr. Sam Richards of our Land Development Review Section. He may be contacted for questions regarding the site plan submittal at (626) 300-4842.

We recommend that the City of Industry also review this document to determine the potential California Environmental Quality Act impacts within their jurisdiction.

If you have any further questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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bc: Land Development (Chong, Witler, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 062621 (Rev.)

TENTATIVE MAP DATED 07-10-2006
EXHIBIT MAP DATED 07-10-2006

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

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

2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

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

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

+1(c)

Prepared by Gregory Sommer Phone (626) 458-4921 Date 08-10-2006

tr62621s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 062621 (Rev.)

TENTATIVE MAP DATED 07-10-2006
EXHIBIT MAP DATED 07-10-2006

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

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

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

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

4. Submit landscape and irrigation plans for each multi-family/open space/graded slope in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

+lcw

Prepared by Juan M Sarda Phone (626) 458-4921 Date 08-16-2006

tr62621w-rev3.doc

R.P. - Susie

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

ubdivision: TR 62621 Map Date July 10, 2006, EX. A

.U.P. RCUPT200500072 Map Grid 0303A

] **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

] Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

] Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

] Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

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

] This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

] Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

] The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

] These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

] The Fire Department has no additional requirements for this division of land.

Comments: **PRIVATE STREET DESIGN (STRUCTURAL SECTION) SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO THE CLEARANCE OF THE FINAL MAP.**

By Inspector: Janna Masi Date August 17, 2006

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

›division No. TR 62621 Tentative Map Date July 10, 2006, EX. A

vised Report YES

The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

The required fire flow for public fire hydrants at this location is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

Fire hydrant requirements are as follows:

Install 12 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☒ Location: As per map on file with the office.
☐ Other location: ____

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

Hydrants and fire flows are adequate to meet current Fire Department requirements.

Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

›mments: ____

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

y Inspector *Janna Masi* Date August 17, 2006

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 62621	DRP Map Date: 07/10/2006	SCM Date: / /	Report Date: 08/17/2006
Park Planning Area # 7	AVOCADO HEIGHTS / WEST PUENTE VALLEY		Map Type: REV. (REV RECD)

Total Units **109** = Proposed Units **109** + 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:	**1.48**
IN-LIEU FEES:	**$319,701**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $319,701 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: _____
James Barber, Advanced Planning Section Head

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August 17, 2006 07:48:11
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **62621**	DRP Map Date: **07/10/2006**	SMC Date: / /	Report Date: **08/17/2006**
Park Planning Area # **7**	**AVOCADO HEIGHTS / WEST PUENTE VALLEY**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) Goal 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.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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 **109** = Proposed Units **109** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**4.53**	**0.0030**	**109**	**1.48**
M.F. < 5 Units	4.60	0.0030	0	0.00
M.F. >= 5 Units	2.71	0.0030	0	0.00
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**1.48**

Park Planning Area = **7** **AVOCADO HEIGHTS / WEST PUENTE VALLEY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.48	$216,014	**$319,701**

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
1.48	0.00	0.00	1.48	$216,014	**$319,701**

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August 17, 2006 07:48:21
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COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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Yvonne Brathwaite Burke
Second District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 16, 2006

RFS No.06-0020954

Tract Map No. 062621

Vicinity: Bassett

Tentative Tract Map Date: July 10, 2006 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **San Gabriel Valley Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter has been received by the Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #2** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

MINOR VARIATIONS-JUSTIFICATION-Revised August 2006
Lennar-Orange Coast Land / VTTM 062621
Avocado Heights CSD LACC Section 22.44.136 D6

i. *The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD.*

The project proposal requests a modification of the required front yard setback (20 feet minimum setback required-LACC 22.44.136 D1di) and wall height standards (Up to 6 feet in height permitted, if a portion of the view is maintained-LACC 22.44.136 D-1-b) for the parcel frontage along Workman Mill Road and the rear yard setback (A minimum 40 foot rear yard setback required for a lot greater than 40,000 square feet-LACC 22.44.136 D1dii) applicable along Coberta Avenue. These minor modifications are necessary to address the unique design requirements of the project. The project consists of 109 single family homes on a single condominium lot.

Front Yard Modification

The project encompasses an internal roadway network, with the homes "fronting" on private roads. While the "technical" front yard of the subject parcel is along Workman Mill, the detached single family homes actually orient inward to the on-site roadways. Therefore, the project design treats the technical frontage along Workman Mill Road as the functional rear/side yard of four of the homes. Proper design for these functional private rear and side yard spaces argues that these standards should be modified to allow for a more traditional treatment of each individual home site. Therefore, the requested modifications are to allow an eight (8) foot solid block wall along the Workman Mill Road frontage. This modification to the technical "front yard" standard for the property will enhance the security, privacy and road noise mitigation of these functional rear and side yard private spaces. Secondarily, a modification is requested to permit a reduced front yard setback of 10 (ten) feet for a functional side yard condition for one home adjacent to Workman Mill Road. The entrance to the project, along this same frontage area provides for large landscaped and open areas so as not to create a "continuous wall" effect but a varying wall setback from Workman Mill Road. Also important to note, is that the adjacent residential property, to the south along Workman Mill Road, has a similar "side yard" condition such that the requested modification is not unprecedented in character for this portion of Workman Mill Road.

Rear Yard Modification

With respect to the applicable rear yard setback along Coberta Avenue, this enhanced setback standard of forty (40) feet appears to be based on the assumption that the standard would be applied to a single home on a large one acre lot and not a detached condominium design with multiple single family homes on one lot. The assumption of an individual single family home is incorrect with respect to this development proposal and therefore the setback

standard for a large single family lot does not translate to the multiple unit design reflected by this project. The multi-family design of the project makes this enhanced rear yard setback impractical and imposition of the standard would result in the inefficient use of the property. The minimum setback proposed along Coberta is twenty (20) feet with the vast proportion of the building facades setback 23 to 27 feet. This provides a rear yard dimension more in character with the development in the area. By orienting the homes sites away from the Coberta Avenue frontage the project minimizes the impact on the character and quiet enjoyment of the existing residential community and the amount of project traffic along Coberta, as requested by area residents.

Given these design parameters, the strict application of these CSD standards would result in practical difficulties including homes sites not having properly screened private yard space, walls that do not provide adequate perimeter security, allow an unnecessary exposure to traffic noise and that would result in the inefficient layout of the site. The imposition of these requirements will impose unnecessary hardships on future homeowners and be inconsistent with the goals of the CSD.

ii. *There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Avocado Heights area.*

The CSD development standards are tailored to residential developments consisting of single family lots. The exceptional circumstances applicable to this project is that it is a multiple unit design where the imposition of the subject development standards do not result in an appropriate design or the provision of necessary appurtenant facilities. Therefore, the project represents an exception to the circumstances and conditions applicable to other properties in the Avocado Heights area and the intent of the CSD standards.

iii. *That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the CSD.*

The granting of the requested minor variations for setbacks and wall heights will allow the for the proper design standards to be applied to the project and appropriate appurtenant elements to be provided. As an infill development, new detached single family homes will bring investment and new homeowners into the area and increase property values. The development of single family homes is consistent with the character of the area and compatible with the goals of the CSD including the improving the appearance of properties and the implementation of a compatible land use.

iv. *That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection D6c below. Protests received from both owner and occupant of the same property shall be considered one protest for the purposes of this subsection.*

The project proposal is includes Vesting Tentative Tract Map 062621. The notification requirements of LACC Section 22.44.136 D6c will be satisfied by the required public hearing before the Regional Planning Commission on the tract map.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

MITIGATED NEGATIVE DECLARATION

PROJECT NO. **TR062621 / RENVT200500090 / RZCT20050000009 / RCUPT200500072**

1 DESCRIPTION:

The proposed project is a request for a Tentative Tract Map to subdivide six existing parcels (17.52 acres) into a condominium project of 109 detached single family residences (6.22 DU/AC). This condominium project consists of areas for residence, common, landscaped and open space areas, and internal private roadways with gated entries. The residences will be two-story homes featuring varied exterior elevations with a maximum height of 35'. Three floor plans with up to 5 bedrooms ranging in size from just over 2,000 sq. ft. to a maximum of 2,400 sq ft. There is a proposed zone change A-1-6,000 zone to R-2-DP and a CUP application due to the proposed DP zone.

2 LOCATION:

323 Workman Mill Road, Avocado Heights

3 PROPONENT:

Lennar Homes Of California
25 Enterprise, Suite 250
Aliso Viejo, CA 92656
(949) 349-8200

4 FINDINGS OF NO SIGNIFICANT EFFE

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5 LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY Impact Analysis Section, Department of Regional Planning

DATE: ***September 07, 2006***

PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION

Project No. **RENVT200500090 / TR062621 / RZCT20050000009 / RCUPT200500072**

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of $3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by a Mitigation Monitoring Program.

Geotechnical

1 Applicant shall comply with approved drainage concept and the Standard Urban Storm Water Mitigation Plan

2 Liquefaction Potential shall be mitigated by removal and re-compaction, grouting, vibrocompaction, dynamic compaction, vibriflotation, gravel drains and/or upgraded foundation designs and approved grading plan.

Noise

3 Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the Project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 A.M. and 6:00 P.M. Construction activities on Saturdays shall be restricted to between the hours of 8:00 A.M. and 5:00 P.M. Construction activities shall be prohibited on Sundays and legal holidays.

4 Operation and occupation shallcomply with County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards and noise source control of County Code Chapter 12.08.

5 Project shall comply with County Department of Health Services and County Department Public Works Guidelines standards and standard construction methods and materials, including State Building Code Section 3501 (c) and 1203.3, and Uniform Building Code Section 12.03.03 concerning ventilation.

6 A Construction Traffic/Haul Route Access Plan shall be submitted to the Director of Public Works for review and approval to ensure noise impacts associated with heavy truck traffic to surrounding residential land uses are minimized. The plan shall identify all designated access routes on public streets to the project site for the delivery and staging of heavy equipment, import and export and storage of construction materials, and parking for construction employee vehicle. All construction traffic involved in on-site activities shall be parked on-site. No on-site construction vehicles shall park off-site on residential streets. The Construction Traffic/Haul Route Access Plan shall avoid travel along residential streets to the maximum extent feasible.

Air Quality

7 To reduce project's NOX emission during project construction, the applicant shall implement the following mitigation measures:

a. Maintain equipment in tune per manufacturer's specifications;
b. Use catalytic converters on gasoline powered equipment;
c. Retard diesel engine timing by 4 degrees;
d. Install high-pressure fuel injectors;
e. Use reformulate, low-emissions diesel fuel;
f. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible; and
g. Where applicable, do not leave equipment idling for prolonged periods; and curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage 2 smog alerts).

8 To reduce project's PM10 emission during project construction, the applicant shall comply with SCAQMD Rule 403 with implementation of the following mitigation measures:

a. Water spraying with and without surfactants on excavated areas;
b. Water spraying of dirt roads at a minimum of 3 times a day;
c. Cover loads while haul trucks are traveling and maintain at least two feet of freeboard;
d. Keep maximum speeds on dirt roads below 15 mph;
e. Paving of access roads, if feasible.

Visual Qualities

9 The permittee shall submit three (3) copies of a street frontage landscaping plan. The Landscaping Plan shall demonstrate the efficacy, through the type and density of plan materials, the capacity to inhibit graffiti along the exterior of perimeter walls. Invasive plans will not be used. The Landscape Plan to be reviewed and approved by Department of Regional Planning Director or Biologist.

Traffic/Access

10 Applicant shall contribute its proportionate share of the cost for the following mitigation measures:

a) Puente Avenue-Workman Mill Road at Valley Blvd: One left-turn lane two through lanes and one shoulder through/right-turn lane on the south approach.
The project's pro-rata share is 14.6 percent
b) San Gabriel (1 -5) Freeway Northbound Off-ramp-Temple Ave at Valley Blvd: One shared through/left-turn lane, one through lane, and one exclusive right-turn lane on the south approach.
The project's pro-rata share is 21.4 percent
c) San Angelo Avenue at Valley Blvd.: One left turn lane and one shared left-/right-turn lane on the south approach.
The project's pro-rata share is 20.3 percent
d) Workman Mill Road at Don Julian: Modify traffic signal to include protected left-turn phasing on all approaches.
The project's pro-rata share is 26.5 percent
e) Workman Mill Road at Cross Roads Parkway North: Modify traffic signal to include protected left-turn phasing on Workman Mill Road.
The project's pro-rata share is 26.7 percent

Note: pro-rata share must be confirmed by the Department of Public Works prior to payment submittal.

11 Applicant shall agree to install the following improvements as the sole responsibility of the project and this shall be installed and operational concurrently with the installation of curb, gutter and the first lift of asphalt payment, including temporary traffic detection loops if needed:

Workman Mill Road at Site Access Driveway: Install traffic signal. The project is also responsible to improve Workman Mill Road and modify the median to allow access to and from the site. A detailed signing, striping plan, and signal plans shall be prepared and submitted to Traffic and Lighting Division for review and approval prior to issuance of building permits.

General

12 Developer's Quimby obligation is 1.48 net acres or pay a total of $305,436.00 of in-lieu fees to the Los Angels County Park and Recreation Department prior to final map recordation.

13 In the event the exterior perimeter walls are defaced prior to their complete coverage with landscape materials, the project known as "Avocado Park" Homeowners' Association shall be responsible for removing the graffiti within 24 hours or as soon thereafter as practical, but in no case longer than 72 hours. Paint utilized to cover such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surface. Home Owners' Association shall submit agreement that they will maintain walls free of graffiti for the life of the project.

14 Climbing vines or other landscape plant shall be planted which, when mature, will provide complete coverage of the walls and will serve as a deterrent to graffiti and shall be planted along all exterior perimeter walls surrounding the project known as "Avocado Park". In the interim, the exterior perimeter walls shall be treated with paint or other materials that facilitate graffiti removal.

15 In the event the exterior perimeter walls are defaced prior to their complete coverage with landscape materials, the project known as "Avocado Park" Homeowners' Association shall be responsible for removing the graffiti within 24 hours or as soon thereafter as practical, but in no case longer than 72 hours. Paint utilized to cover such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surface. Home Owners' Association shall submit agreement that they will maintain walls free of graffiti for the life of the project.

Compliance

16 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.

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

Applicant _____ Date _____

☐ No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff _____ Date 9/11/06

MITIGATION MONITORING PROGRAM

PROJECT NO. RENVT200500090 / TR062621 / RZCT20050000009 / RCUPT200500072

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical					
1	Applicant shall comply with approved drainage concept and the Standard Urban Storm Water Mitigation Plan	Submit a copy of approved grading permit	During Grading Operations	Applicant	DPW
2	Liquefaction Potential shall be mitigated by removal and re-compaction, grouting, vibrocompaction, dynamic compaction, vibriflotation, gravel drains and/or upgraded foundation designs and approved grading plan.	Submit grading plans. Prepared by certified engineer	Prior to Issuance of grading permit	Applicant	DPW
Noise					
3	Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the Project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 A.M. and 6:00 P.M. Construction activities on Saturdays shall be restricted to between the hours of 8:00 A.M. and 5:00 P.M. Construction activities shall be prohibited on Sundays and legal holidays.	Submit a copy of approved Building Plans with note referencing chapter 12.08	During all phases of construction	Applicant	DPW
4	Operation and occupation shallcomply with County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards and noise source control of County Code Chapter 12.08.	Submit a copy of approved Building Plans with note referencing chapter 12.08	Prior to issuance of Certificate of Occupancy	Applicant	DRP
5	Project shall comply with County Department of Health Services and County Department Public Works Guidelines standards and standard construction methods and materials, including State Building Code Section 3501 (c) and 1203.3, and Uniform Building Code Section 12.03.03 concerning ventilation.	Building Plan Check	During all phases of construction	Applicant	DPW; DHS

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
6	A Construction Traffic/Haul Route Access Plan shall be submitted to the Director of Public Works for review and approval to ensure noise impacts associated with heavy truck traffic to surrounding residential land uses are minimized. The plan shall identify all designated access routes on public streets to the project site for the delivery and staging of heavy equipment, import and export and storage of construction materials, and parking for construction employee vehicle. All construction traffic involved in on-site activities shall be parked on-site. No on-site construction vehicles shall park off-site on residential streets. The Construction Traffic/Haul Route Access Plan shall avoid travel along residential streets to the maximum extent feasible.	Submittal of Traffic/Haul Route Access Plan	Prior to issuance of the demolition permit	Applicant	DPW, DRP
Air Quality					
7	To reduce project's NOX emission during project construction, the applicant shall implement the following mitigation measures: a. Maintain equipment in tune per manufacturer's specifications; b. Use catalytic converters on gasoline powered equipment; c. Retard diesel engine timing by 4 degrees; d. Install high-pressure fuel injectors; e. Use reformulate, low-emissions diesel fuel; f. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible; and g. Where applicable, do not leave equipment idling for prolonged periods; and curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage 2 smog alerts).	Submit a copy of approved construction plans with mitigation as note. Field Verification	During all phases of construction	Applicant	DRP

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
8	To reduce project's PM10 emission during project construction, the applicant shall comply with SCAQMD Rule 403 with implementation of the following mitigation measures: a. Water spraying with and without surfactants on excavated areas; b. Water spraying of dirt roads at a minimum of 3 times a day; c. Cover loads while haul trucks are traveling and maintain at least two feet of freeboard; d. Keep maximum speeds on dirt roads below 15 mph; e. Paving of access roads, if feasible.	Submit a copy of approved construction plans with mitigation as note. Field Verification	During all phases of construction	Applicant	DRP
Visual Qualities					
9	The permittee shall submit three (3) copies of a street frontage landscaping plan. The Landscaping Plan shall demonstrate the efficacy, through the type and density of plan materials, the capacity to inhibit graffiti along the exterior of perimeter walls. Invasive plans will not be used. The Landscape Plan to be reviewed and approved by Department of Regional Planning Director or Biologist.	Submittal and approval of Landscape plan	Prior to Issuance of Grading Permit	Applicant	DRP

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Traffic/Access					
10	Applicant shall contribute its proportionate share of the cost for the following mitigation measures: a) Puente Avenue-Workman Mill Road at Valley Blvd: One left-turn lane two through lanes and one shoulder through/right-turn lane on the south approach. The project's pro-rata share is 14.6 percent b) San Gabriel (1-5) Freeway Northbound Off-ramp-Temple Ave at Valley Blvd: One shared through/left-turn lane, one through lane, and one exclusive right-turn lane on the south approach. The project's pro-rata share is 21.4 percent c) San Angelo Avenue at Valley Blvd.: One left turn lane and one shared left-/right-turn lane on the south approach. The project's pro-rata share is 20.3 percent d) Workman Mill Road at Don Julian: Modify traffic signal to include protected left-turn phasing on all approaches. The project's pro-rata share is 26.5 percent e) Workman Mill Road at Cross Roads Parkway North: Modify traffic signal to include protected left-turn phasing on Workman Mill Road. The project's pro-rata share is 26.7 percent Note: pro-rata share must be confirmed by the Department of Public Works prior to payment submittal.	Submit payment receipts	Prior to issuance of Certificate of Occupancy	Applicant	DPW
11	Applicant shall agree to install the following improvements as the sole responsibility of the project and this shall be installed and operational concurrently with the installation of curb, gutter and the first lift of asphalt payment, including temporary traffic detection loops if needed: Workman Mill Road at Site Access Driveway: Install traffic signal. The project is also responsible to improve Workman Mill Road and modify the median to allow access to and from the site. A detailed signing, striping plan, and signal plans shall be prepared and submitted to Traffic and Lighting Division for review and approval prior to issuance of building permits.	Submit payment receipts	Prior to issuance of Certificate of Occupancy	Applicant	DPW

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
General					
12	Developer's Quimby obligation is 1.48 net acres or pay a total of $305,436.00 of in-lieu fees to the Los Angels County Park and Recreation Department prior to final map recordation.	Quimby obligation or payment	Prior to final recordation map	Applicant	Park and Rec, DRP
13	In the event the exterior perimeter walls are defaced prior to their complete coverage with landscape materials, the project known as "Avocado Park" Homeowners' Association shall be responsible for removing the graffiti within 24 hours or as soon thereafter as practical, but in no case longer than 72 hours. Paint utilized to cover such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surface. Home Owners' Association shall submit agreement that they will maintain walls free of graffiti for the life of the project.	Submittal of Home Owners' Association and graffiti agreement or CC & R	Throughout life of project	Applicant	DRP, DPW
14	Climbing vines or other landscape plant shall be planted which, when mature, will provide complete coverage of the walls and will serve as a deterrent to graffiti and shall be planted along all exterior perimeter walls surrounding the project known as "Avocado Park". In the interim, the exterior perimeter walls shall be treated with paint or other materials that facilitate graffiti removal.	Treatment of Perimeter walls with paint or other material that facilitate graffiti removal	Prior to the issuance of the certificate of occupancy for the development phase	Applicant	DRP, DPW
15	In the event the exterior perimeter walls are defaced prior to their complete coverage with landscape materials, the project known as "Avocado Park" Homeowners' Association shall be responsible for removing the graffiti within 24 hours or as soon thereafter as practical, but in no case longer than 72 hours. Paint utilized to cover such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surface. Home Owners' Association shall submit agreement that they will maintain walls free of graffiti for the life of the project.	Submittal of Home Owners' Association and graffiti agreement or CC & R	Throughout life of project	Applicant	DRP, DPW

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Compliance					
16	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP

STAFF USE ONLY

PROJECT NUMBER: TR062621

CASES: RENVT200500090
RZCT200500009
RCUPT200500072

*** * * * INITIAL STUDY * * * ***
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

I.A. Map Date:	4/22/05	**Staff Member:**	***Daniel Fierros***
Thomas Guide:	637 H4	**USGS Quad:**	Baldwin Park
Location:	323 Workman Mill Road, Avocado Heights (APN 8112 018 053; 8112 011 059; 8112 012 039; 8112 012 041; 8112 015 012 and 8112 016 041)		
Description of Project:	The proposed project is a request for a Tentative Tract Map to subdivide six existing parcels (17.52 acres) into a condominium project of 109 detached single family residences (6.22 DU/AC). This condominium project consists of areas for residence, common, landscaped and open space areas, and internal private roadways with gated entries. The residences will be two-story homes featuring varied exterior elevations with a maximum height of 35'. Three floor plans with up to 5 bedrooms ranging in size from just over 2,000 sq. ft. to a maximum of 2,400 sq ft. There is a proposed zone change A-1-6,000 zone to R-2-DP and a CUP application due to the proposed DP zone. All existing structures will be demolished.		
Gross Area:	17.52 Acres		
Environmental Setting:	The project site is located on Workman Mill Road, approximately 1/2 miles East of the 605 freeway, approximately 0.25 of a mile south of Valley Blvd, and approximately 1 mile north of the 60 Free-Way within the unincorporated Los Angeles County community of Avocado Heights. The project site presently has a church/ Victory Outreach School Facility with ancillary structures, which will all be demolished. Surrounding land uses within a 1000 ft radius consist of single family dwelling units, a school, manufacturing uses, a church, a nursery and a mobile home park. There are approximately 15 structures on site that will be removed. There are no oak trees on site.		
Zoning:	A-1-6,000 Agricultural		
General Plan:	1- Low Density (1 to 6 DU/AC) and P-public and semi public facilities		
Community/Area Wide Plan	Avocado Heights, Avocado Heights CSD Area Wide Plan		

Major projects in area:

Project Number	Description	Status
03-207/TR060123	(TN) 1 MF LOT (45 SF DETACHED NC)/5.14 ACRES (GROSS)	Approved (project built)
98153/ TR52663	17 SF LOT SUBDIVISION ON 2.90 ACRES	Approved 12/15/99
89052/ TR47371	7 SF LOTS ON 2.0 AC IN A1-7.2K	Approved 7/26/90
89357/ PM21346	2 SF LOTS ON 0.75 AC IN R1-10K; INITIAL STUDY	Approved 4/10/91
87043/ TR45242	(TN) 1 C LOT W/13U ON 2.15 AC 1 OS LOT ON .05 AC	Approved 4/6/89
90201/ TR49352	(TN) 15 SF LOTS ON 3.86 AC IN A1-20K	Unknown
90271/ TR49459	(TN) 5 SF LOTS ON .948 AC	Approved 4/16/91
86041/ TR44365	(TN) 20 SF LOTS ON 3.75 AC;INITIAL STUDY	Approved 4/12/87
92032/ TR50865	5 SFR LOTS ON .93 ACRES	Unknown
86392/ CP86392	DP FOR UP TO 15 DU PER ACRE	Denied 1/17/90
86203/ TR44449	(TN) 8 SF LOTS ON 1.6 AC	Approved 4/12/89
91318/ TR50855	10 SFR/LEASE ONLY	Unknown
02-156/ TR53842	1 MF LOT (6 DETACHED NC)/1 AC	Approved 4/3/03
87025/ TR45215	(TN) 1 SF LOT W/7 CONDO UNITS ON 1.25 AC	Approved 4/18/90
CP99246	CHURCH W/SUNDAY SCHOOL BLDG. & GYM	Approved 9/27/00
03-328	1,120 ADDITIONAL SQ. FT. TO SCHOOL	Approved 4/19/04
97-60	MATERIALS RECOVERY FAC.	Pending Final Approval
92-250	LANDFILL	Approved 8/30/94

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *Basset Unified School District*
- ☒ *City of La Puente*
- ☒ *City of Industry*
- ☒ *City of Baldwin Park*
- ☒ *Hacienda Heights Improvement Assoc.*
- ☒ *Workman Mill Homeowners Assoc.*
- ☒ *City of Whittier*

Regional Significance

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

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW:
  - *-Land Development Division*
  - *-Traffic and Lighting Division*
  - *-Flood Control Maintenance District*
- ☒ Health Services:
  - -Environmental Hygiene
- ☒ *Parks and Recreation*
- ☐ _____

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☐	☒	☐	*Liquefaction and Perched ground water within 30'*
	2. Flood	6	☒	☐	☐	*Drainage pattern will be altered and within Basin*
	3. Fire	7	☒	☐	☐	*Single means of access*
	4. Noise	8	☐	☒	☐	*0.75 miles of 605 freeway and truck construction traffic noise*
RESOURCES	1. Water Quality	9	☒	☐	☐	*Storm water runoff pattern will be altered*
	2. Air Quality	10	☐	☒	☐	*160,000 CY of grading and Truck traffic through residential neighborhood*
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Known trail, building heights*
SERVICES	1. Traffic/Access	16	☐	☒	☐	*Area congestion problems, one access point*
	2. Sewage Disposal	17	☒	☐	☐	*Sewage capacity*
	3. Education	18	☒	☐	☐	*School Facility capacity*
	4. Fire/Sheriff	19	☒	☐	☐	*Increase Service Demand*
	5. Utilities	20	☒	☐	☐	*Domestic water supply*
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	*Zone change, general plan consistency, gated community*
	4. Pop./Hous./Emp./Rec.	24	☐	☒	☐	*Park Obligation*
	Mandatory Findings	25	☐	☒	☐	*Traffic, air quality and noise*

ANALYSIS SUMMARY (See individual pages for details)

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *1-Low Density Residential and P-Public and Semi Public Facilities*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)
Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by:_____ Date: _____

Approved by:_____ Date: _____

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

State of California Seismic Hazard Zone – Baldwin Park Quadrangle; Approx 3 miles north of Whittier Fault and 6 miles south if Duarte Fault DRP Maps.

b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?

Plate 5 Los Angeles County Landslide Inventory Map

c.	☐	☒	☐	Is the project site located in an area having high slope instability?

Plate 5 Los Angeles County Landslide Inventory Map

d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

Site is located within a Liquefaction area State of California Seismic Hazard Zone Baldwin Park Quadrangle; Project site with in Perched Ground Water 30' and close proximity to Avocado Creek (USG Baldwin Park map)

e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

160,000 cy. will be excavated and 100,000 cy and remedial grading.

g.	☐	☒	☐	Would the project 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?

h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Approval of Geotechnical Report by DPW

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Per USGS quadrangle (Baldwin Park), project site is adjacent to Avocado Creek/ Basset Storm Drain Channel*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *DRP Flood & Inundations Hazards (within Santa Fe Basin and Puddingstone Basin)*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions? *DRP Flood & Inundations Hazards*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☐	☒	Would the project substantially alter the existing drainage pattern of the site or area? *160,000 cy. will be excavated and 100,000 cy fill and remedial grading.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☐	☒	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? Project proposes 109 units on a single means of access to Workman Mill Road with two 20' single emergency access onto Corbeta Ave.
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☒	☐	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Project adjacent to industrialized area*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☒	Other factors? *LA County wild land and urban fire hazards Map: Project adjacent to industrialized area*

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Comply with forthcoming Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located near a high noise source (airports, railroads, freeways, industry)? 0.75 miles east of the 605 Freeway
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The Thomas Guide; There is a school on site that will be removed*
c.	☒	☐	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *Additional vehicle traffic noise and residential ambient noise will increase*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction activities on site, truck traffic through residential neighborhood.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

Noise study required

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☒	☐	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *Storm water runoff will be altered, NPDES permit required*
d.	☒	☐	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *Storm water runoff will be altered, NPDES permit required*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? *Project proposes 109 residential units*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *Residential Project;*
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Additional Vehicle Traffic as a result of the development*
d.	☒	☐	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Project is adjacent to an industrialized area and within 1 mile of a trash transfer station.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☐	☒	Would the project 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)?
h.	☒	☐	☐	Other factors: *Project will result in substantial grading in a residential neighborhood. Truck traffic travels through neighborhood.*

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Avocado Creek is north of project site*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Highly urbanized area

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
				General Plan Special Management Areas
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
				_____
c.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

_____

_____

_____

_____

_____

_____

_____

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *General Plan Scenic Highway map*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *County of Los Angeles Trial system map: Adjacent to Avocado Creek River wash*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *No gated community in the area*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
				Project consists 109 Residential Units
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions?
				Project will only have one access at curve on Workman Mill Rd
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
				Two 20' emergency access are proposed
e.	☒	☐	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
				Project consists of 109 Residential Units, while the CMP threshold is approximately ½ mile.
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

Must comply with traffic mitigation measures provided by Department of Public Works letter to Mr. Rock Miller dated April 4, 2006

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant?
				Service provided by Los Angeles County Sanitation District No 2
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site?
				_____
c.	☐	☐	☐	Other factors? _____
				_____
				_____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

_____

_____

_____

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level? *Basset Unified School District.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project site is located approx 2,000 ft south from fire station House # 87 located 140 south Second Avenue City of Industry.*
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? *Project area known to have high gang activity and is serviced by the City of Industry Sheriff Station (150 North Hudson Avenue, City of Industry) and is approximately 3 miles from the project site*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
				Domestic Water provided by San Gabriel Valley Water Company
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

San Gabriel Valley indicated that adequate line and storage capacity exist.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Project site will be converted from school facility to a residential use*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
				Applicant is applying for a zone Change
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
				Applicant is applying for a zone change
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☐	☒	Would the project physically divide an established community?
				Project will be a gated community
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☐	☒	Could the project require new or expanded recreational facilities for future residents? *Project contains 0.47 acres of recreational facilities within site. Park within 0.75 miles from site.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☐	☒	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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. *Traffic*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact