



Los Angeles County  
Department of Regional Planning

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*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

September 14, 2006

TO: Librarian  
San Gabriel Library  
500 S. Del Mar Ave.  
San Gabriel, CA 91776-2408

FROM: Mr. Jodie Sackett  
Regional Planning Assistant II  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 062863  
PROJECT NO. 062863-(5)  
5006 North Bartlett Avenue**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on October 17, 2006.

Please have the materials listed below available to the public through October 18, 2006.

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

Thank you.

- Attachments:
1. Notice of Public Hearing
  2. Draft Factual
  3. Draft Department Conditions of Approval
  4. Environmental Documentation
  5. Vesting Tentative Tract Map No. 062863 and Exhibit Map dated May 1, 2006
  6. Land Use Map



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF PUBLIC HEARING FOR  
PROPOSED LAND DIVISION  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

James E. Hartl AICP  
Director of Planning

**VESTING TENTATIVE TRACT MAP NO. 062863-(5)  
OAK TREE PERMIT CASE NO. 200600028-(5)**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on Tuesday, October 17, 2006, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

**Project description:** The tract map proposes to create one (1) multi-family lot with 22 detached condominiums on 3.94 gross acres and an Oak Tree Permit to encroach into one oak tree for street improvements. The project site is currently used as a plant nursery.

**Project location:** The property is located at 5006 North Bartlett Avenue, within the unincorporated community of East Pasadena – East San Gabriel and in the East San Gabriel Zoned District of Los Angeles County.

This project does 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: Mr. Jodie Sackett. You may also obtain additional information concerning this case by phoning Mr. Jodie Sackett at (213) 974-6433. Callers from North County areas may dial (805) 272-0964 (Antelope Valley) or (805) 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 Hearing Officer at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning September 19, 2006 at the San Gabriel Library, 500 S. Del Mar Ave., San Gabriel, CA 91776-2408, (626) 287-0761. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

JAMES E. HARTL, AICP  
Acting Planning Director

**"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 Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 22 condominio de familiar singular en 0.43 acres. La audiencia publica para considerar el proyecto se llevara acabo el 17 de octubre de 2006. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."**



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

**PROJECT NO. TR062863-(5)**  
**TRACT MAP NO. 062863**  
**OAK NO. 200600028**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
#	
PUBLIC HEARING DATE	
October 17, 2006	

<b>APPLICANT</b> Olson Urban Housing, LLC	<b>OWNER</b> Sakiyama-Bartlett Properties, LLC	<b>REPRESENTATIVE</b> Shawn Blanton/Bill McReynolds
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**REQUEST**  
 Vesting Tentative Tract Map: To create one (1) multi-family lot with 22 detached condominiums on 3.94 gross acres and an Oak Tree Permit to encroach into one oak tree for street improvements.

<b>LOCATION/ADDRESS</b> 5006 North Bartlett Avenue	<b>ZONED DISTRICT</b> East San Gabriel
<b>ACCESS</b> North Bartlett Avenue	<b>COMMUNITY</b> East Pasadena – East San Gabriel
<b>SIZE</b> 3.94 gross acres	<b>EXISTING ZONING</b> A-1 (Light Agricultural)
<b>EXISTING LAND USE</b> Plant Nursery (agricultural)	<b>SHAPE</b> Polygonal (irregular)
	<b>TOPOGRAPHY</b> Flat

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single-Family and Multi-Family Residences/A-1 (Light Agricultural)	<b>East:</b> Single-Family and Multi-Family Residences, Vacant Land/A-1 (Light Agricultural)
<b>South:</b> Single-Family Residences, Manufacturing, Rail Right-of-Way, Vacant Land/A-1 (Light Agricultural) and M-1 (Light Manufacturing)	<b>West:</b> Single-Family and Multi-Family Residences/A-1 (Light Agricultural)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1: Low Density Residential (1-6 Dwelling Units Per Acre)	23 DU (6 DU/ac)	Yes

**ENVIRONMENTAL STATUS**  
 Mitigated Negative Declaration – Potential impacts reduced to less than significant/no impact. Project mitigation includes noise and environmental hazard abatement.

**DESCRIPTION OF SITE PLAN**  
 The vesting tentative tract map dated May 1, 2006 depicts a one-lot subdivision for condominium purposes, with 22 detached single-family dwellings on the 3.94 gross acre subject property. The project site is currently used as a plant nursery. The proposed development will be accessed from N. Muskatel Ave. and N. Bartlett Ave., located to the east and west of the subject property, respectively. "A" Drive, "B" Drive and "C" Drive provide interior road access to the proposed project.

**KEY ISSUES**

- The project site is currently used as a plant nursery
- The proposed development density will not adversely impact the surrounding properties.
- There is 6,500 cubic yards of grading proposed (to be balanced) on the subject site.
- This project meets the maximum lot coverage and minimum front yard landscaping requirements of the E. Pasadena – E. San Gabriel Community Standards District.
- Oak Tree Permit No. 062863 is a request to encroach into one oak tree for street improvements.

*(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*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

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

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 \_\_\_ X \_\_\_ 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 Underground utilities
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Forester & Fire Warden

Street signage for the private streets shall be bonded for with the Los Angeles County Department of Public Works. The proposed emergency gate shall be equipped with emergency override access as approved by the Los Angeles County Fire Department. A gate detail indicating compliance shall be provided, prior to the clearance of the final map.

Department of Public Health

Existing water wells shall be decommissioned in compliance with the Los Angeles County Code and other pertinent laws. Existing septic systems shall be emptied of affluent and removed or filled with approved materials.

ISSUES AND ANALYSIS

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the A-1 (Light Agricultural) zone. Also, conform to the requirements of Oak Tree Permit Case No. 200600028-(5) and the Mitigation Monitoring Program ("MMP").
2. Show North Bartlett Avenue and North Muskatel Avenue as dedicated streets on the final map.
3. Label "A Drive", "B Drive", "C Drive" and "D Drive" as a "Private Driveway and Fire Lane" on the final map.
4. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval.
5. 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 the Los Angeles County Department of Regional Planning ("Regional Planning"),
6. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.
7. Parcel No. 1 of this map is approved as a condominium project for a total of 22 detached condominium 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. Place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
8. Dedicate the right to restrict vehicular access along the property frontage on North Bartlett Avenue.
9. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.

10. All existing structures must be removed. Submit a copy of the demolition permits issued by the Public Works Building and Safety Division to Regional Planning prior to final map approval.
11. Submit a signed copy of the Oak Tree Permit Affidavit of Acceptance prior to final map approval.
12. A final parcel map is required. A waiver is not allowed.
13. Within five days of the vesting tentative map approval date, remit a \$1,275.00 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 California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
14. Within 5 days of the tentative map approval map, as provided in the Mitigation Monitoring Program, deposit the sum of \$1,500.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
15. Prior to recordation of the final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
16. 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, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnity, or hold harmless the County.
17. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing 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 expense 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 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 deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.
18. The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all of the conditions set forth in the attached MMP, Oak Tree Permit and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation and Public Health.

Date 06/26/06

TO: Susie Tae  
Department of Regional Planning  
Attention Ramon Cordova Nooshin Paidar Jodie Sackett

FROM: Henry Wong  
Department of Public Works

TRACT NO. 062863

Public Works' report for NO SCM map dated 05/01/06.

Revised Public Works' report for map dated \_\_\_\_\_.

Revised pages of Public Works' report for map dated \_\_\_\_\_ as follows:

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

Other

cc: B i. E Engineers (Shawn Blanton)

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 062863 (Rev.)

Page 1/3

TENTATIVE MAP 05-01-2006  
EXHIBIT MAP DATED 05-01-2006

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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

tr62863L-rev3.doc

Phone (626) 458-4915

Date 06-26-2006



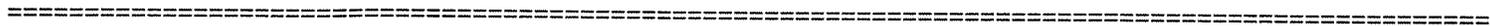
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT NO. 062863

REVISED TENTATIVE MAP DATED 05/01/06  
EXHIBIT MAP DATED 05/01/06

**DRAINAGE CONDITIONS**

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



**GRADING CONDITIONS:**

1. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/11/06 to the satisfaction of Public Works.
2. 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 Zach Hartjes Date 06/14/06 Phone (626) 458-4921

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

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

TENTATIVE TRACT 62863  
SUBDIVIDER Sakiyama-Bartlett Properties  
ENGINEER B & E Engineers  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_

TENTATIVE MAP DATED 05-01-06, 3rd Revision and Exhibit  
LOCATION San Gabriel  
REPORT DATE \_\_\_\_\_  
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.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- A soils engineering report may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- The Soils Engineering review dated 6/7/06 is attached.

Prepared by

  
Robert O. Thomas

Reviewed by



Date

06/07/06

**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  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5.0  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 62863

Location Muscatel Avenue, San Gabriel  
Developer/Owner Sakiyama-Bartlett Properties  
Engineer/Architect B & E Engineers  
Soils Engineer -----  
Geologist -----

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

Review of:

Revised Tentative Tract Map and Exhibit Dated By Regional Planning 5/1/06  
Previous review sheet dated 3/30/06

ACTION:

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

REMARKS:

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



Prepared by Gan Lem Date 6/7/06

**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.

Gan:tract-62863x

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

1. Dedicate right of way 30 feet from centerline on Muscatel Avenue. Ten (10) feet of additional right of way along the property frontage beyond the existing right of way is required.
2. Dedicate additional right of way for a standard off-set cul-de-sac bulb along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged curb, gutter, and pavement along the property frontage on Bartlett Avenue and Muscatel Avenue.
5. Construct 5 feet sidewalk adjacent to the back of curb along the property frontage on Muscatel Avenue to match with the existing sidewalk location adjacent to the property to the satisfaction of Public Works. We have no objection to the use of alternate section (sidewalk adjacent to the curb) on Muscatel Avenue. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
6. Construct 5 feet sidewalk adjacent to the property line along the property frontage on Bartlett Avenue to match with the existing sidewalk location adjacent to the property. If needed, sidewalk location in the vicinity of the oak tree protected zone (drip line) may be modified to the satisfaction of Public Works.
7. If any road improvements require the removal of existing oak trees or encroach within the protected zone (drip line) of existing oak trees located near the property frontage on Bartlett Avenue, an oak tree permit is required for the removal and encroachment.
8. Plant street trees along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

9. 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.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. If required, relocate/reconstruct the existing catch basin on Bartlett Avenue to the satisfaction of Public Works.
12. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Bartlett Avenue and Muscatel Avenue 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 is within an existing Lighting District. For acceptance of street light transfer of billing, 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 subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11925AS, dated 03-29-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
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. Provide a minimum 10-foot sewer easement on the private driveways and fire lanes to the satisfaction of Public Works.

*HW*  
Prepared by Julian Garcia  
tr62863s-rev3

Phone (626) 458-4921

Date 06-07-2006

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 lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*HW*  
Prepared by Massie Munroe  
tr62863w-rev3.doc

Phone (626) 458-4921

Date 06-13-2006

RP  
NP

# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040



### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR. 62863 Tentative Map Date 1-MAY-06

Revised Report YES

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

Comments: Verification of fire flow has been received from San Gabriel County Water Co. (27-Feb-06) 2420 GPM

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

By Inspector Janna Masi Date 8-Jun-06



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision: TR. 62863 Map Date 1-MAY-06

C.U.P. \_\_\_\_\_ Vicinity 0224A

- 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 300 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: **STREET SIGNAGE FOR THE PRIVATE STREETS SHALL BE BONDED FOR WITH THE DEPARTMENT OF PUBLIC WORKS.**  
**THE PROPOSED EMERGENCY GATE SHALL BE EQUIPPED WITH EMERGENCY OVERRIDE ACCESS AS APPROVED BY THE LOS ANGELES COUNTY FIRE DEPARTMENT. PROVIDE A GATE DETAIL INDICATING COMPLIANCE, PRIOR TO THE CLEARANCE OF THE FINAL MAP.**

By Inspector: Janna Masi Date 8-Jun-06



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>62863</b>	DRP Map Date:	<b>05/01/2006</b>	SCM Date:	/ /	Report Date:	<b>06/22/2006</b>
Park Planning Area #	<b>42</b>		<b>WEST SAN GABRIEL VALLEY</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.20</b>
IN-LIEU FEES:	<b>\$72,362</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

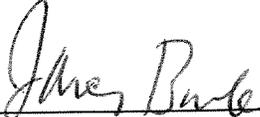
The payment of \$72,362 in-lieu fees.

**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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>62863</b>	DRP Map Date:	<b>05/01/2006</b>	SMC Date:	/ /	Report Date:	<b>06/22/2006</b>
Park Planning Area #	<b>42</b>		<b>WEST SAN GABRIEL VALLEY</b>			Map Type:	<b>REV. (REV RECD)</b>

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  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	22	0.20
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.20</b>

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.20	\$361,811	<b>\$72,362</b>

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.20	0.00	0.00	0.20	\$361,811	<b>\$72,362</b>



**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](http://www.lapublichealth.org/eh/progs/envirp.htm)



BOARD OF SUPERVISORS

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**Yvonne Brathwaite Burke**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

June 15, 2006

RFS No.06-0013075

Tract Map No. 062863

Vicinity: San Gabriel

Tentative Tract Map Date: May 1, 2006 (3<sup>rd</sup> Revision)

The Los Angeles County Department of Health Services has no objection to this subdivision and **Vesting Tentative Tract Map 062863** are has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **San Gabriel County Water District**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.
3. Existing water wells shall be decommissioned in compliance with the Los Angeles County Code and other pertinent laws.
4. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

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



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



May 22, 2006

James E. Hartl AICP  
Director of Planning

Olson Urban Housing  
3020 Old Ranch Parkway #400  
Seal Beach Ca 907341

FILE COPY

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**PROJECT NO: RENT 200500169 / PM 062863**  
**5006 N. Bartlett Ave, San Gabriel CA 91776**  
**(APN 5388-032-021, 023, 047 and 49)**

On May 22, 2006, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other: \_\_\_\_\_
- Environmental Impact Report (EIR)

Please sign the enclosed "project changes/conditions due to environmental evaluation" and return or fax it to:

Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact **Daniel Fierros** of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Daryl Koutnik, Supervising Regional Planner  
Impact Analysis Section

JEH:DLK:df



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

FILE COPY

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

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: RENVT 200500169 / PM 062863**

1. **DESCRIPTION:**

The proposed project is a request for a Tentative Parcel Map to subdivide four parcels totaling 3.94 acres into twenty-one (21) two story, 4 bedroom three baths detached condominiums with attached 2 car garages and one open space lot. The applicant is also requesting modification of the East San Gabriel Community Standards District (CSD) for front and side yard setback due to the properties irregular shape. Presently the project site is occupied by a nursery with various structures (A house, sheds and greenhouses/glass houses) that will be removed. The project will be accessed from N. Bartlett Avenue which is a cul-de-sac. The project will be served by two new 32' wide private driveways and fire lanes with a cul-de-sac at each end with one emergency vehicle access off Muscatel Avenue. There is one oak tree on the project site that will be preserved within an open space lot. Grading will consist of balancing on site a total of 6500 cubic yards.

2. **LOCATION:**

5006 N. Bartlett Ave,  
San Gabriel CA 91776  
(APN 538-032-021, 023, 047 and 49)

3. **PROPONENT:**

Olson Urban Housing  
3020 Old Ranch Parkway #400  
Seal Beach Ca 907341

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

**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 MITIGATED 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:** May 22, 2006



Los Angeles County  
Department of Regional Planning



Planning for the Challenges Ahead

FILE COPY

James E. Hartl AICP  
Director of Planning

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT NUMBER: RENVT 200500169 / PM 062863**

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 \$1,500 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.

**NOISE**

1. All southwest, west and east facing windows & glass doors in building on Lot 1 and Lots 12-24 shall be glazed with STC 36 glazing, building reduction values will be a minimum of 35 db.
2. All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.
3. Through-the-wall air conditioning units shall not be utilized in the buildings on Lot 1 and Lots 12-24.

**ENVIRONMENTAL HAZARD**

4. Asbestos and Lead paint abatement:  
Applicant must comply with the recommendation established by the "Pre-demolition Asbestos and Lead-Based Paint Survey and Mold Inspection" Report Prepared by SECOR dated January 20, 2006; page 8-1.  
Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District )
5. Soil Contamination Cleanup:  
The applicant must comply with the recommendation established by the "Phase II Environmental Site Assessment Report" prepared by SECOR dated October 6, 2004; page 6-2.

Applicant shall acquire a "ground water cleanup permit" from the Department of Public Works Environmental Programs

**Mitigation Compliance**

6. 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

**MITIGATION MONITORING PROGRAM  
PROJECT NO. PM062863/ RENVVT200500169**

**FILE COPY**

Mitigation		Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>NOISE</b>					
1	All southwest, west and east facing windows & glass doors in building on Lot 1 and Lots 12-24 shall be glazed with STC 36 glazing, building reduction values will be a minimum of 35 db.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
2	All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
3	Through-the-wall air conditioning units shall not be utilized in the buildings on Lot 1 and Lots 12-24.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
<b>ENVIRONMENTAL HAZARD</b>					
4	Asbestos and Lead paint abatement: Applicant must comply with the recommendation established by the "Pre-demolition Asbestos and Lead-Based Paint Survey and Mold Inspection" Report Prepared by SECOR dated January 20, 2006; page 8-1.  Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District)	Submittal of abatement method used and Submittal of AQMD Asbestos Removal Permit.	Prior to issuance of Grading or Demolition Permit	Applicant	DRP and DPW
5	Soil Contamination Cleanup: The applicant must comply with the recommendation established by the "Phase II Environmental Site Assessment Report" prepared by SECOR dated October 6, 2004; page 6-2.  Applicant shall acquire a "ground water cleanup permit" from the Department of Public Works Environmental Programs	Submittal of Permit	Prior to issuance of Grading Permit	Applicant	DRP and DPW

*Mohd*

*5/22/06*

**MITIGATION MONITORING PROGRAM  
PROJECT NO. PM062863/ RENVT200500169**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Mitigation Compliance</b></p> <p>6 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.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account</p>	<p>Yearly and as required</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>



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

<b>I.A. Map Date:</b>	<u>6/16/05</u>	<b>Staff Member:</b>	<u>Daniel Fierros</u>
<b>Thomas Guide:</b>	<u>596 G5</u>	<b>USGS Quad:</b>	<u>El Monte</u>
<b>Location:</b>	<u>5006 N. Bartlett Ave San Gabriel Ca 91776 (APN 5388 032 049, 047, 021 and 23)</u>		
<b>Description of Project:</b>	<u>The proposed project is a request for a Tentative Parcel Map to subdivide four parcels totaling 3.94 acres into twenty-one (21) two story, 4 bedroom three baths detached condominiums with attached 2 car garages and one open space lot. The applicant is also requesting modification of the East San Gabriel Community Standards District (CSD) for front and side yard setback due to the properties irregular shape. Presently the project site is occupied by a nursery with various structures (A house, sheds and greenhouses/glass houses) that will be removed. The project will be accessed from N. Bartlett Avenue which is a cul-de-sac. The project will be served by two new 32' wide private driveways and fire lanes with a cul-de-sac at each end with one emergency vehicle access off Muscatel Avenue. There is one oak tree on the project site that will be preserved within an open space lot. Grading will consist of balancing on site a total of 6500 cubic yards.</u>		
<b>Gross Area:</b>	<u>3.94 Acres</u>		
<b>Environmental Setting:</b>	<u>The project site is located between N Bartlett Ave and N. Muscatel Ave adjacent to Southern Pacific Railroad right-of-way. The project is approximately 0.25 miles north of Mission Dr., approximately 0.75 miles south of Las Tunas Drive and approximately 0.25 miles west of Rosemead Blvd within the unincorporated Los Angeles County community of East San Gabriel. Surrounding land uses within a 500 ft radius consist of single family dwelling units and multifamily residential uses.</u>		
<b>Zoning:</b>	<u>A-1 (Light Agricultural) / low/medium density residential)</u>		
<b>General Plan:</b>	<u>2- conservation maintenance</u>		
<b>Community/Area Wide Plan</b>	<u>East Pasadena/East San Gabriel CSD</u>		

**Major projects in area:**

Project Number	Description	Status
01-211/ PM26486	(TN) PM 3 SF LOTS ON 0.5 AC	Approved 3/5/2002
03-121/PM27069	(TN) 1 MF LOT (4 DETACHED NC)/0.52 AC (GROSS)	Approved 2/17/04
03-180/PM27122	3 CONDOMINIUMS ON 0.56 ACRES	Approved 1/2005
90219/ TR062863	(TN) 5 SF LOTS ON 0.81 AC IN A1	Approved 8/21/90
89169/ PM12543	(TN) 2 SF LOTS ON 11.30 AC IN A2-1	Denied
01-187/ TR53623	1 MF LOT (7 DETACHED NC)/1.06 ACRES	Approved 5/4/04
87071/ CP87071	EXPAND EXISTING SCHOOL	Modified conditions 3/13/88
86380/ PM18050	(TN) 2 SF & 1 MF LOT FOR LEASE PURPOSE ONLY	8/8/88 Recorded
88326/ PM20069	(TN) 1 MF/4 U CONDO ON 0.5 AC IN A1-5K	8/9/89 Recorded
89161/ PM20864	(TN) 3 SF LOTS ON 0.42 AC IN A1	5/10/90 Recorded

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

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
- \_\_\_\_\_
- \_\_\_\_\_

**REVIEWING AGENCIES**

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.

- City of Temple City
- City of Rosemead
- City of San Gabriel
- City of El Monte
- San Gabriel School District
- \_\_\_\_\_
- \_\_\_\_\_

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division, -Geotechnical & Materials Eng. Div., -Waterworks & Sewer Maint. Div. -Traffic and Lighting
- Health Services: Environmental Hygiene
- Sanitation District
- Fire Department

**ANALYSIS SUMMARY (See individual pages for details)**

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			Potential Concern
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Near Raymond and Whittier Heights fault
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent to Rail Road Track
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos and Soil Containment
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**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.

- Development Policy Map Designation: 2-Low/medium Density Residential
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- 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: 10 April 2006

Approved by:  Date: 10 April 2006

This proposed project is exempt from Fish and Game CEQA filing 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. [X] [ ] [ ] 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 - El Monte Quadrangle; Approximately 1 mile east of epicenter 6.0 >= M <= 7.0; 2 miles south of Raymond fault and 1 mile north of Whittier Heights Fault.

b. [ ] [X] [ ] Is the project site located in an area containing a major landslide(s)?

Plate 5 Los Angeles County Landslide Inventory Map

c. [ ] [X] [ ] Is the project site located in an area having high slope instability?

Plate 5 Los Angeles County Landslide Inventory Map

d. [ ] [X] [ ] Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

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

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

g. [ ] [X] [ ] 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

[X] 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 [X] Less than significant/No impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><br><u>USGS quadrangle El Monte</u>              |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><br><u>DRP Flood &amp; Inundations Hazards</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?<br><br><u>DRP Flood &amp; Inundations Hazards</u>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?<br><br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?<br><br>_____  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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)?  
LA County wild land and urban fire hazards Map
- 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?
- 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)?
- f.    Does the proposed use constitute a potentially dangerous fire hazard?
- g.    Other factors?

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 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. [X] [ ] [ ] Is the project site located near a high noise source (airports, railroads, freeways, industry)?

Adjacent to Rail Road Tracks

b. [ ] [X] [ ] Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

The Thomas Guide

c. [ ] [X] [ ] 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?

d. [ ] [ ] [X] Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

During Construction

e. [ ] [ ] [ ] Other factors?

STANDARD CODE REQUIREMENTS

[X] Noise Ordinance No. 11,778 [ ] Building Ordinance No. 2225--Chapter 35

[X] MITIGATION MEASURES / [X] OTHER CONSIDERATIONS

[ ] Lot Size [X] Project Design [ ] Compatible Use

All southwest, west and east facing windows & glass doors in building on Lot 1 and Lots 12-24 shall be glazed with STC 36 glazing, building reduction values will be a minimum of 35 db. All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom. Through-the-wall air conditioning units shall not be utilized in the buildings on Lot 1 and Lots 12-24.

CONCLUSION

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

[ ] Potentially significant [X] Less than significant with project mitigation [ ] Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

a. Yes No Maybe
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?

NPDS Compliance

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?

NPDS Compliance

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)?

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?

d. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

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:

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?  
\_\_\_\_\_
- 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)?  
There is one Oak tree on the project site that will be preserved.
- 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br><hr/>                                  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?<br><u>Plate 5 Los Angeles County: Engineering Geologic Materials HS(Holocene Stream channel, Alluvial fan flood plain and dune deposits fine to medium course grained.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><hr/>   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br><hr/>  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><hr/>  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <hr/> <hr/>   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Phase I Archaeology Report

**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?  
\_\_\_\_\_
- 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br>_____  |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____<br>_____  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?<br>_____  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): _____<br>_____  |

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 is a 21 residential unit project.
- b.    Will the project result in any hazardous traffic conditions?
- 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?
- 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?
- 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

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><br><u>Sewage service provided by Los Angeles County Sanitation District Number 15</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><br><u>Sewer area study to make determination</u>   |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Other factors? _____<br>_____<br>_____   |

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Sewer Area Study completed by B & E Engineers dated January 27, 2006 (no mitigation required due to existing trunk sewer line.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br><u>San Gabriel Unified School District</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?<br><u>Roosevelt Elementary School (4001 S. Walnut Grove Ave.); Jefferson Middle School (1340 E. Live Oak); Gabrielino High School (1327 San Gabriel Blvd)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br>_____  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br>_____   |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br><u>2 miles east of fire station (115 N. Del Mar Ave, City of San Gabriel)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?<br><u>0.75 miles south of sheriff station (8838 Las Tunas Dr. Temple City)</u>                             |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

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**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br><br><u>Domestic Water provided by San Gabriel County Water District</u>   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?<br><br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?<br><br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?<br><br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)?<br><br>_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br><br>_____   |

**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design
- 

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br>_____                           |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____   |

**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. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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?<br><i>Property used as horticultural nursery</i><br>_____ |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br>_____                     |
| h. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br>_____  |
| i. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

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

Toxic Clean up Plan

Phase II Environmental Site Assessment Report prepared by SECOR dated October 6, 2004 and Pre-demolition asbestos and Lead-Based Paint Survey and Mold Inspection Report Prepared by SECOR dated January 20, 2006.

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?<br>_____  |
| c. |                          |                                     |                          | Can the project be found to be inconsistent with the following applicable land use criteria:               |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria?  |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?  |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other? _____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?<br>_____                                     |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

*Project will not have significant impacts from land use perspective.*  
\_\_\_\_\_  
\_\_\_\_\_

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br>_____  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>_____                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?<br><hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.<br><hr/>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?<br><hr/>  |

**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



# Notice of Completion

See NOTE below

SCH #

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

Project Title: RENVT 200500169/PM 062863 5006 N. Bartlett Ave, San Gabriel (APN#s 5388-032-049, 021 and 23)

Lead Agency: Los Angeles County Department of Regional Planning

Contact Person: Daniel Fierros

Street Address: 320 West Temple Street Room 1348

Phone: (213) 974-6461

City: Los Angeles

CA

Zip: 90012

County: Los Angeles

## Project Location

County: Los Angeles

City/Nearest Community: Unincorporated community of East Pasadena/East Gabriel CSD

Cross Streets: Broadway and Muscatel Ave

Total Acres: 3.94

Assessors Parcel No. 5388-032-049, 021 and 23

Section: 7

Twp. 01S

Range: 11W Base: SB

Within 2 Miles: State Hwy #: \_\_\_\_\_

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: Union Pacific RR

Schools: San Gabriel Unified School District

## Document Type

CEQA:  NOP

Supplement/Subsequent

NEPA:  NOI

Other:  Joint Document

Early Cons

EIR (Prior SCH No.) \_\_\_\_\_

EA

Final Document

Neg Dec

Other Mitigated Neg Dec

Draft EIS

Other \_\_\_\_\_

Draft EIR

FONSI

## Local Action Type

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, Parcel Map, Tract Map, etc.)

Other \_\_\_\_\_

## Development Type

Residential: Units 21 Acres \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Power: Type \_\_\_\_\_ Watts \_\_\_\_\_

Educational \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_

Recreational \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: \_\_\_\_\_

## Project Issues Discussed In Document

Aesthetic/Visual

Flood Plain/Flooding

Schools/Universities

Water Quality

Agricultural Land

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Air Quality

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Archeological/Historical

Minerals

Soil Erosion/Comp./Grading

Wildlife

Coastal Zone

Noise

Solid Waste

Growth Inducing

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Land Use

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Cumulative Effects

Fiscal

Recreation/Parks

Vegetation

Other \_\_\_\_\_

## Present Land Use/Zoning/General Plan Use

Vacant A-1 (light Agricultural/low/medium density residential)/ 2-conservation maintenance

## Project Description

The proposed project is a request for a Tentative Parcel Map to subdivide four parcels totaling 3.94 acres into twenty-one (21) two story, 4 bedroom three baths detached condominiums with attached 2 car garages and one open space lot. The applicant is also requesting modification of the East San Gabriel Community Standards District (CSD) for front and side yard setback due to the properties irregular shape. Presently the project site is occupied by a nursery with various structures (A house, sheds and greenhouses/glass houses) that will be removed. The project will be accessed from N. Bartlett Avenue which is a cul-de-sac. The project will be served by two new 32' wide private driveways and fire lanes with a cul-de-sac at each end with one emergency vehicle access off Muscatel Avenue. There is one oak tree on the project site that will be preserved within an open space lot. Grading will consist of balancing on site a total of 6500 cubic yards.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Revised October 1989

# Reviewing Agencies Checklist

KEY

S = Document sent by lead agency  
 X = Document sent by SCH  
 R = Suggested distribution

**Resources Agency**

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # \_\_\_\_\_
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare**
- Health Services \_\_\_\_\_
- State & Consumer Services**
- General Services
- OLA (Schools)

**Environmental Affairs**

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # (4)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other \_\_\_\_\_

**Public Review Period (to be filled in by lead agency)**

Starting Date April 17, 2006

Ending Date May 17, 2006

Signature Daniel Fierros 

Date April 11, 2006

**Lead Agency (complete if applicable):**

County of Los Angeles

**Applicant:** Olson Urban Housing  
 Address: 3020 Old Ranch Parkway #400  
 City/State/Zip: Seal Beach, CA 907341  
 Phone: (562) 596-4770

**Consultant:** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**For SCH Use Only:**

Date Received at SCH: \_\_\_\_\_  
 Date Review Starts: \_\_\_\_\_  
 Date to Agencies: \_\_\_\_\_  
 Date to SCH: \_\_\_\_\_  
 Clearance Date: \_\_\_\_\_

Notes:

**MITIGATION MONITORING PROGRAM  
PROJECT NO. PM062863/ RENVT200500169**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>NOISE</b>				
1 All southwest, west and east facing windows & glass doors in building on Lot 1 and Lots 12-24 shall be glazed with STC 36 glazing, building reduction values will be a minimum of 35 db.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
2 All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
3 Through-the-wall air conditioning units shall not be utilized in the buildings on Lot 1 and Lots 12-24.	Submittal of proof that mitigation has been incorporated in project.	Prior to issuance of Building Permit	Applicant	DRP and DPW
<b>ENVIRONMENTAL HAZARD</b>				
4 Asbestos and Lead paint abatement: Applicant must comply with the recommendation established by the "Pre-demolition Asbestos and Lead-Based Paint Survey and Mold Inspection" Report Prepared by SECOR dated January 20, 2006; page 8-1.  Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District )	Submittal of abatement method used and Submittal of AQMD Asbestos Removal Permit.	Prior to issuance of Grading or Demolition Permit	Applicant	DRP and DPW
5 Soil Contamination Cleanup: The applicant must comply with the recommendation established by the "Phase II Environmental Site Assessment Report" prepared by SECOR dated October 6, 2004; page 6-2.  Applicant shall acquire a "ground water cleanup permit" from the Department of Public Works Environmental Programs	Submittal of Permit	Prior to issuance of Grading Permit	Applicant	DRP and DPW

**MITIGATION MONITORING PROGRAM  
PROJECT NO. PM062863/ RENVTT200500169**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Mitigation Compliance</b>  6 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



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

April 11, 2006

James E. Hartl AICP  
Director of Planning

Olson Urban Housing  
3020 Old Ranch Parkway #400  
Seal Beach Ca 907341

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**PROJECT NO: RENT 200500169 / PM 062863**  
**5006 N. Bartlett Ave, San Gabriel CA 91776**  
**(APN 5388-032-021, 023, 047 and 49)**

On April 11, 2006, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other: \_\_\_\_\_
- Environmental Impact Report (EIR)

Please sign the enclosed "project changes/conditions due to environmental evaluation" and return or fax it to:

Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact **Daniel Fierros** of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Daryl Koutnik, Supervising Regional Planner  
Impact Analysis Section

JEH:DLK:df



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

James E. Hartl AICP  
Director of Planning

**PROJECT NUMBER: RENT 200500169 / PM 062863**

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 \$1,500 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.

**NOISE**

1. All southwest, west and east facing windows & glass doors in building on Lot 1 and Lots 12-24 shall be glazed with STC 36 glazing, building reduction values will be a minimum of 35 db.
2. All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.
3. Through-the-wall air conditioning units shall not be utilized in the buildings on Lot 1 and Lots 12-24.

**ENVIRONMENTAL HAZARD**

4. Asbestos and Lead paint abatement:  
Applicant must comply with the recommendation established by the "Pre-demolition Asbestos and Lead-Based Paint Survey and Mold Inspection" Report Prepared by SECOR dated January 20, 2006; page 8-1.

Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District )

5. Soil Contamination Cleanup:  
The applicant must comply with the recommendation established by the "Phase II Environmental Site Assessment Report" prepared by SECOR dated October 6, 2004; page 6-2.

Applicant shall acquire a "ground water cleanup permit" from the Department of Public Works Environmental Programs

**Mitigation Compliance**

6. 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

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

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: RENVT 200500169 / PM 062863**

1. **DESCRIPTION:**

The proposed project is a request for a Tentative Parcel Map to subdivide four parcels totaling 3.94 acres into twenty-one (21) two story, 4 bedroom three baths detached condominiums with attached 2 car garages and one open space lot. The applicant is also requesting modification of the East San Gabriel Community Standards District (CSD) for front and side yard setback due to the properties irregular shape. Presently the project site is occupied by a nursery with various structures (A house, sheds and greenhouses/glass houses) that will be removed. The project will be accessed from N. Bartlett Avenue which is a cul-de-sac. The project will be served by two new 32' wide private driveways and fire lanes with a cul-de-sac at each end with one emergency vehicle access off Muscatel Avenue. There is one oak tree on the project site that will be preserved within an open space lot. Grading will consist of balancing on site a total of 6500 cubic yards.

2. **LOCATION:**

5006 N. Bartlett Ave,  
San Gabriel CA 91776  
(APN 538-032-021, 023, 047 and 49)

3. **PROPONENT:**

Olson Urban Housing  
3020 Old Ranch Parkway #400  
Seal Beach Ca 907341

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

**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 MITIGATED 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:** April 11, 2006



Los Angeles County  
Department of Regional Planning



January 23, 2006

County of Los Angeles Fire Department Health  
Hazardous Materials Division/Site Mitigation  
5825 Rickenbacker Rd  
Commerce, CA 90040  
Attn: Sara

James E. Hartl, AICP  
Director of Planning

**Notice of Consultation**

**SUBJECT: Project No. TR062863**  
**Permit No: RENV200500169**  
**Location: 5006 Bartlett Ave (APN 538-032-021, 023, 047 and 49)**

The staff of the Department of Regional Planning is reviewing environmental information for the project identified above. A preliminary determination indicates that the environmental document required is: **Negative Declaration**.

The above determination will not be finalized until comments are received from responsible agencies. It is requested that your department review the attached information and provide comments on any potential environmental effects of the project.

If your agency feels an EIR is necessary, we would appreciate information on the scope and content of the environmental information germane to your statutory responsibilities. Please be specific and concise in order to avoid confusion and delays, and include suggestions for project changes in your reply. If the mitigating measures can reduce project impacts to insignificant levels, the project can still qualify for a Negative Declaration provided the changes are incorporated into the project.

In order for our department to comply with state mandated time limits, it is requested that your office respond within thirty days from the date of this letter. If no response is received by that date, it will be assumed that you have no comments.

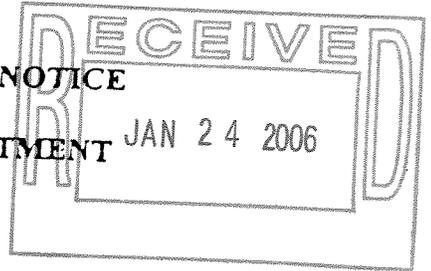
If you have any questions regarding this matter, please contact **DANIEL FIERROS** of the Impact Analysis Section at (213) 974-6461. Our offices are closed on Fridays.

Very truly yours,  
DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP  
Director of Planning

*For:*   
Daryl Koutnik, Supervising Regional Planner  
Impact Analysis  
JEH:DLK:df

ENVIRONMENTAL DOCUMENT REVIEW NOTICE  
COUNTY OF LOS ANGELES FIRE DEPARTMENT



Current Date: 1/18/06

Name/Title MR. Daniel fierros (213)9746461  
Organization DEPT. OF REGIONAL PLANNING / IMPACT ANALYSIS SECTION  
Address 320 WEST TEMPLE STREET  
City L.A. State CA Zip 90012

We received the following environmental document on \_\_\_\_\_

Document Title: PROJECT # TR062863, Permit # RENV200500169  
(SAN GABRIEL) - 5006 BARTLETT AVE.  
REF: FFER # 200600017

We are either unable to respond at this time or our response will be delayed due to one or more of the following reasons:

- The above document was not received in time to develop a response by the requested date of \_\_\_\_\_ We will respond as soon as we can.
- We did not receive the required number of copies. Three Divisions within the Fire Department concurrently review and draft responses to environmental documents. Three copies of environmental documents are needed to ensure a timely response (they must be received at the same time, please send them together). Please send two more copies
- Our response has been delayed by a major emergency. The staff who would normally review your document are or have been assigned to major emergencies. Thank you for your understanding.
- The document was improperly addressed. Please send future environmental documents to the address shown below:

County of Los Angeles Fire Department  
Forestry Division, Rm. 123  
5823 Rickenbacher Road  
Commerce, CA 90040  
ATTN: Lily Cusick

The County is the lead agency for this project. An EIR deposit fee of \$1,000 must be deposited with our Financial Management Division prior to the release of our response.

Should you have any questions regarding this memo, please call us at (323) 890-4330.



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

November 14, 2005

San Gabriel Unified School District  
408 Junipero Serra Drive  
San Gabriel, CA 91776  
Attn: Environmental Review

FILE COPY

James E. Hartl AICP  
Director of Planning

**Notice of Consultation**

**SUBJECT: Project No. TR062863**  
**Permit No: RENV200500169**  
**Location: 5006 Bartlett Ave (APN 538-032-021, 023, 047 and 49)**

The staff of the Department of Regional Planning is reviewing environmental information for the project identified above. A preliminary determination indicates that the environmental document required is: **Negative Declaration**.

The above determination will not be finalized until comments are received from responsible agencies. It is requested that your department review the attached information and provide comments on any potential environmental effects of the project.

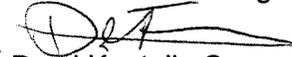
If your agency feels an EIR is necessary, we would appreciate information on the scope and content of the environmental information germane to your statutory responsibilities. Please be specific and concise in order to avoid confusion and delays, and include suggestions for project changes in your reply. If the mitigating measures can reduce project impacts to insignificant levels, the project can still qualify for a Negative Declaration provided the changes are incorporated into the project.

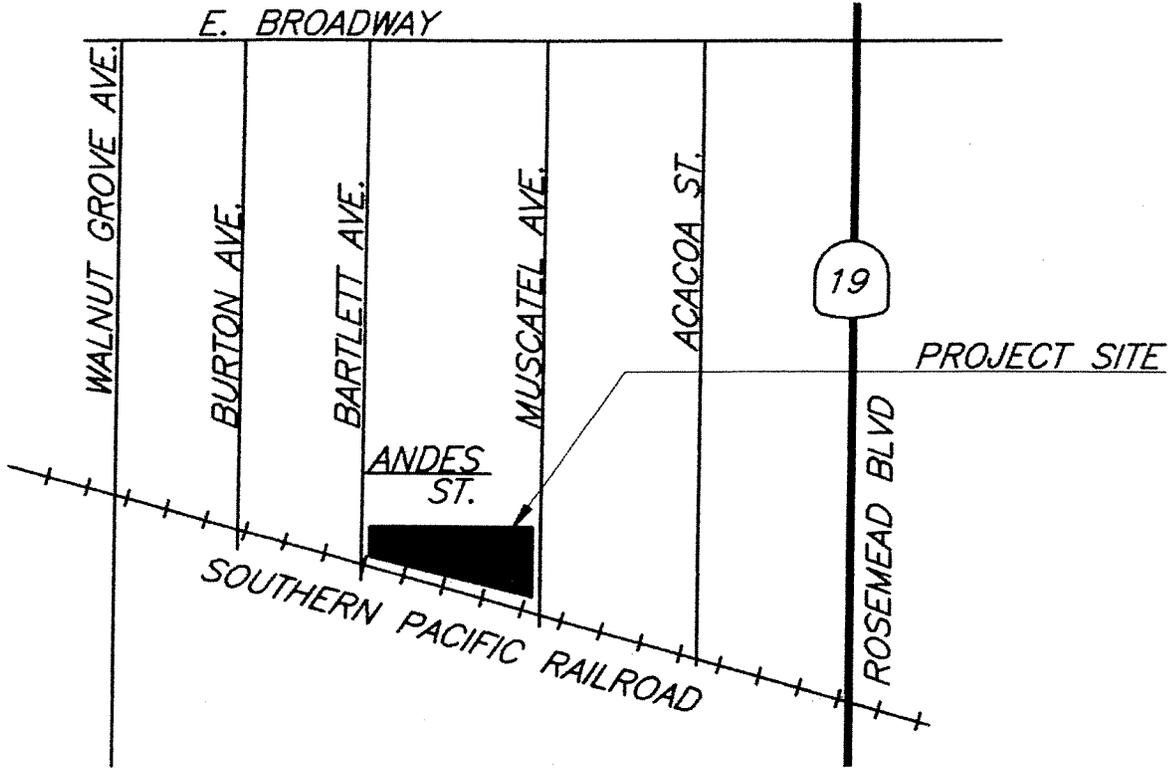
In order for our department to comply with state mandated time limits, it is requested that your office respond within thirty days from the date of this letter. If no response is received by that date, it will be assumed that you have no comments.

If you have any questions regarding this matter, please contact **DANIEL FIERROS** of the Impact Analysis Section at (213) 974-6461. Our offices are closed on Fridays.

Very truly yours,  
DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP  
Director of Planning

  
Daryl Koutnik, Supervising Regional Planner  
Impact Analysis  
JEH:DLK:df



VICINITY MAP  
NOT TO SCALE