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

PROJECT NO. TR064831-(4)
TENTATIVE TRACT MAP NO. 064831

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 7	
PUBLIC HEARING DATE January 5, 2010	

APPLICANT	OWNER(S)	REPRESENTATIVE
Joe Willis	Joe Willis and Robert Lopez (Lopez Trust)	Joe Willis

REQUEST
Tentative Tract Map: To create one multi-family lot with five new detached condominium units on 0.76 gross acres.

LOCATION/ADDRESS
10760 Bonavista Lane

ACCESS
Bonavista Lane

ZONED DISTRICT
Southeast Whittier Zoned District

COMMUNITY
South Whittier-Sunshine Acres

EXISTING ZONING
R-A-6000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
0.76 gross acres 0.70 net acres	Two single-family residences, one detached garage	Rectangular	Flat

SURROUNDING LAND USES & ZONING

North: Single-family residences, triplex, vacant parcel / R-A-6000

East: Single-family residences, duplex / R-A-6000

South: Single-family residences / R-1 (Single-Family Residential – 5,000 Square Feet Minimum Required Lot Area)

West: Single-family residences / R-A-6000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential – 1 to 6 Dwelling Units Per Gross Acre)	4 DU	Yes w/ Infill request

ENVIRONMENTAL STATUS
Negative Declaration: The Department of Regional Planning has concluded that the project will have less than significant/no impacts on the environment.

DESCRIPTION OF SITE PLAN

The Exhibit Map, dated February 12, 2009, depicts one multi-family lot with five detached condominium units. The detached residential units are arranged in a linear design perpendicular to Bonavista Lane. The property front yard is along Bonavista Lane. There is a minimum of 10 feet of distance between units, with 20 feet of front yard setback distance (Unit 1) and 15 feet of rear yard setback distance (Unit 5). The northerly side yard setback distance varies from 17 to 18 feet. The southerly side yard setback distance varies from 48 to 49 feet. The unit footprints are identical in size and shape, each approximately 35 feet in length by 38 feet in width. Each unit is depicted with an attached two-car garage, driveway and pedestrian walkway fronting onto a proposed 27-foot wide private driveway and fire lane. A fire truck turnaround is proposed in the middle of the development between Units 3 and 4, approximately 150 feet from Bonavista Lane. There is one proposed guest parking space located at the end of the private driveway/fire lane towards the rear of the lot. New retaining and block walls and proposed to surround the property, up to a combined maximum height of 11 feet (cut-retaining). The alternate cross section is proposed for the property frontage along Bonavista Lane.

KEY ISSUES
Infill Request: The project proposes five dwelling units for a density of 6.6 DU/ac. The maximum allowed density is four dwelling units, or 6.0 DU/ac. The applicant has filed an infill request for additional density according to the Infill Implementation Guidelines of the General Plan.

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

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

Project No. TR064831-(4)

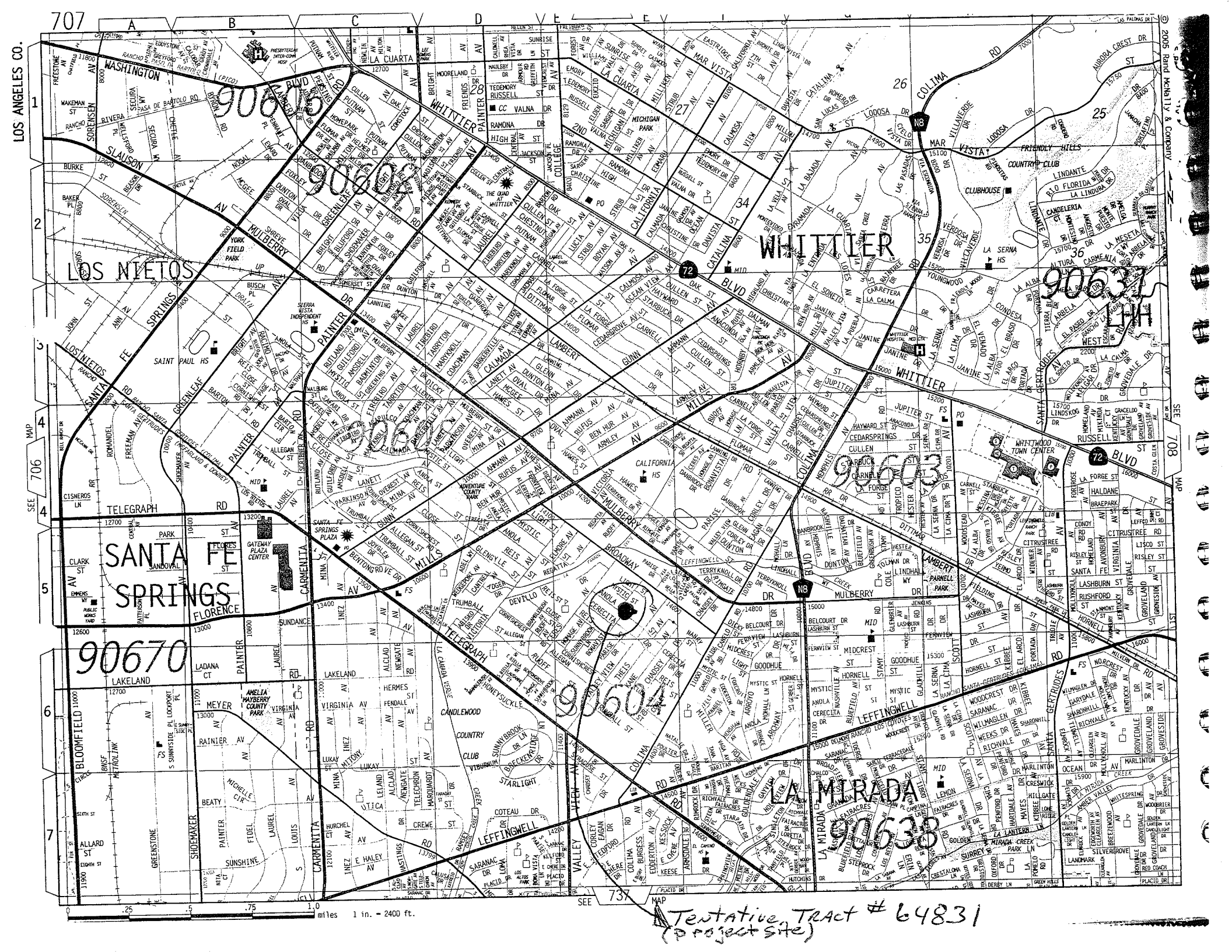
COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements	____ 20 Acre Lots	_____ 10 Acre Lots	____ 2½ Acre Lots	____Sect 191.2	
☒ Street improvements	__X__ Parkway	__X__ Driveway Apron	__X__ Street Lights	_____ ATSAC System	
__X__ Street Trees	_____ Traffic Signal(s)	__X__ Sidewalks	_____Bridge and Thoroughfare Fee		
☒ Water Mains and Hydrants	☒ Underground Utilities				
☒ Drainage Facilities (SUSMP)					
☒ Sewer					
☒ Park Dedication "In-Lieu Fee"					

INDIVIDUAL DEPARTMENT CONCERNS

Prepared by Mr. Jodie Sackett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LA SERNA HS
CALIFORNIA HS
WHITTIER HOSPITAL MED CTR
SANTA FE SPRINGS PLAZA
GATEWAY PLAZA CENTER
WHITWOOD TOWN CENTER
FRIENDLY HILLS COUNTRY CLUB
CLUBHOUSE
YORK FIELD PARK
ADVENTURE COUNTY PARK
AMELIA MAYBERRY COUNTY PARK
CANDLEWOOD COUNTRY CLUB
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Tentative TRACT # 64831
(project site)

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department of regional planning

TR064831

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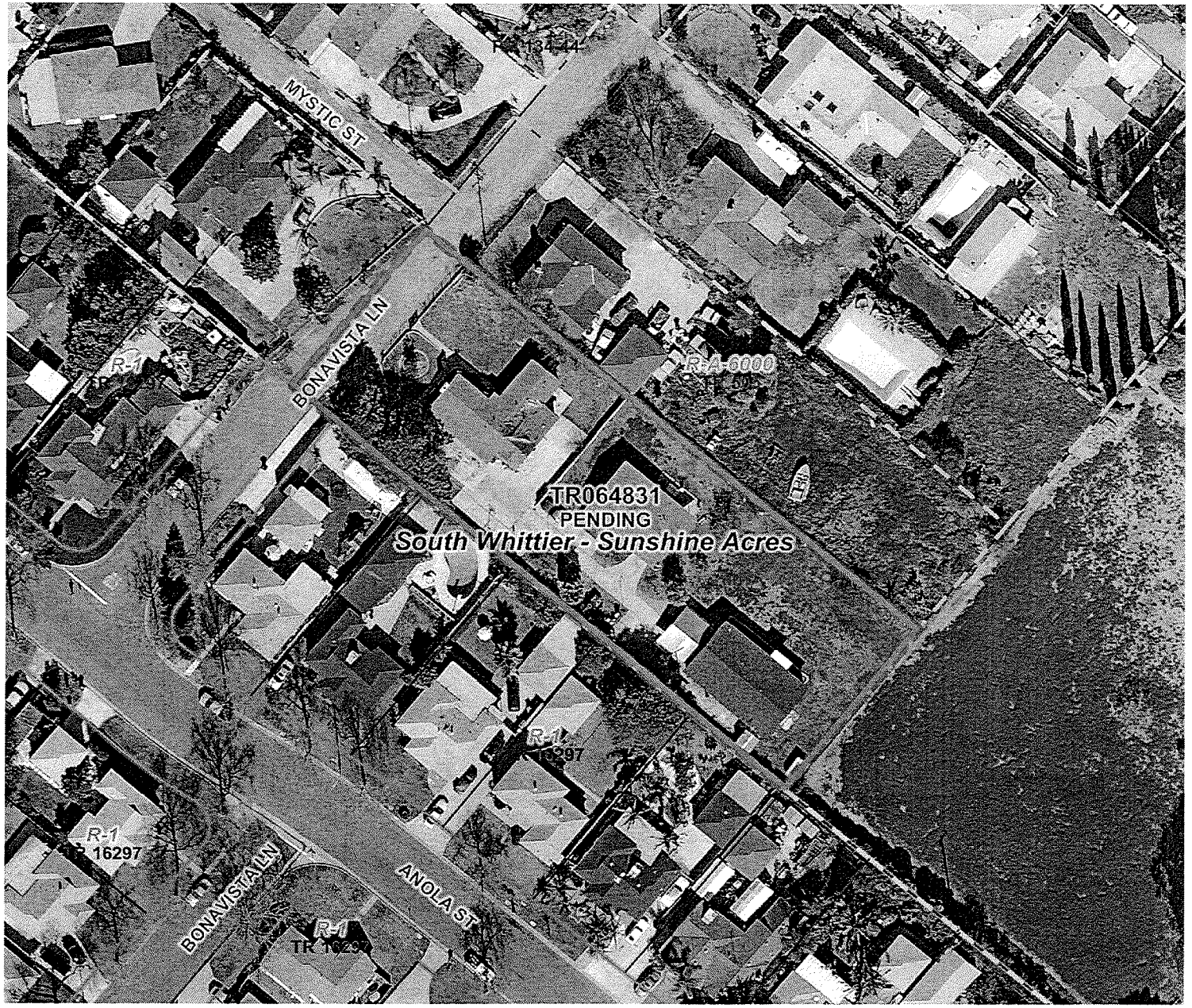

Legend

- Parcel Boundary
- National Forest
- County Boundary

Subdivison Activities

- Inactive
- Pending
- Approved
- Recorded

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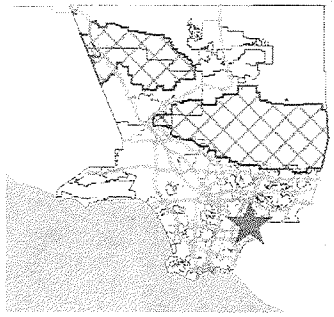

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TENTATIVE TRACT MAP NO. 064831

STAFF ANALYSIS

JANUARY 5, 2010 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

Tentative Tract Map No. 064831 is a proposed subdivision of land by Joe A. Willis ("applicant"), to create one multi-family lot with five new detached condominium units on 0.76 gross acres. The project site is located at 10760 Bonavista Lane, in the unincorporated community of South Whittier-Sunshine Acres, Fourth Supervisorial District of Los Angeles County. Significant project issues include the following:

- Infill Request: The project proposes five dwelling units, or, a density of 6.6 dwelling units per acre ("DU/ac"). The maximum allowed density is 6.0 DU/ac (or four dwelling units) according to the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant has filed an infill request for additional density according to the Infill Implementation Guidelines of the General Plan.

DESCRIPTION OF THE SUBJECT PROPERTY

Location: The project site is located at 10760 Bonavista Lane, in the unincorporated community of South Whittier-Sunshine Acres, Southeast Whittier Zoned District, and Fourth Supervisorial District of Los Angeles County.

Existing Features: The subject property is approximately 0.76 gross acres (0.70 net acres) in size, rectangular in shape, with flat terrain. There is existing vegetation (grass, shrubs and trees). There are no Oak trees located on the project site. The project site currently has two single-family residences and a detached garage, all to be removed. There are also existing block walls, wood and chain-link fencing surrounding the property. Existing block walls will remain. All fencing is proposed to be removed.

Access: The northwesterly corner of the subject property has approximately 25 feet of street frontage along Bonavista Lane, a 50-foot wide public street with 30 feet of paved access width. Bonavista Lane ceases to be a public street as it continues east along the northerly subject property boundary; it serves as a private driveway over several different parcels with a variable 15-25 feet of paved access width until it reaches the next public street (Broadway).

Services: Domestic water service to the project site will be provided by the Orchard Dale Water District, a public water system. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 18.

ENTITLEMENTS REQUESTED

Tentative Tract Map No. 064831: The applicant requests approval of a subdivision of land to create one multi-family lot with five new detached condominium units on 0.76 gross acres (0.70 net acres).

EXISTING ZONING

Subject Property: The 0.70 net acre subject property consists entirely of R-A-6000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area) zoning.

Surrounding Area: Surrounding zoning is as follows:

- North: R-A-6000
- East: R-A-6000
- South: R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area)
- West: R-A-6000

The proposed development complies with the standards of the R-A-6000 zone, to include yard setbacks and allowed use. The project proposes five detached units, each having more than the required distance between main buildings (minimum 10 feet). The project also complies with the R-A-6000 zone standard of at least 6,000 square feet of net lot area per proposed dwelling unit provided throughout the project.

EXISTING LAND USES

Subject property: The subject property currently has two detached single-family residences and a detached garage, all proposed to be removed.

Adjoining properties: The subject property is adjoined by a total of 10 parcels, each containing one single-family residence.

Surrounding land uses within 500 feet of the subject property:

- North: Single-family residences, triplex, vacant parcel
- East: Single-family residences, duplex
- South: Single-family residences
- West: Single-family residences

Character of the surrounding area: The surrounding area is a low density single-family residential neighborhood. Nearly all parcels are developed. Surrounding single-family lots range in size from 6,000 to 24,000 square feet, with smaller 6,000 to 8,000 square foot lots predominating. Some larger lots within the neighborhood (such as the subject property) have multiple detached single-family residences. The surrounding area is consistently low density single-family residential to the south, east and west, with some higher density multi-family residences (apartment units) approximately one-quarter mile to the north along Mulberry Drive. There is a newer "residential planned development" of approximately 60 detached residences located approximately 800 feet to the north along Broadway. There is also a public elementary school (E. Whittier City) located approximately 900 feet to the southwest across Ceres Avenue.

The neighborhood pattern of development generally consists of a mixture of small and large rectangular residential blocks formed by narrower residential streets, with some wider streets

(such as Mulberry and Colima) acting as commercial/higher-density corridors. The block containing the subject property is larger than most surrounding blocks. Many developed residential parcels inside the block lack direct access to public streets and are accessed by private easements, varying in paved width of approximately 10 to 20 feet. The local area circulation contains a somewhat even mixture of dead-ends, cul-de-sacs and through-connections via intersections between private access easements and public streets.

PREVIOUS CASE/ZONING HISTORY

Previous Cases: The subject property was originally created as a portion of Lot 67 in Block 4 of Tract No. 505, recorded in June 1909.

Zoning History: The R-A-6000 zoning was established by Ordinance No. 8738 effective December 25, 1964.

PROJECT DESCRIPTION

Proposed Site Design: The Exhibit Map, dated February 12, 2009, depicts one multi-family lot with five detached condominium units. The detached residential units are arranged in a linear design perpendicular to Bonavista Lane. The property front yard is along Bonavista Lane. There is a minimum of 10 feet of distance between units, with 20 feet of front yard setback distance (Unit 1) and 15 feet of rear yard setback distance (Unit 5). The northerly side yard setback distance varies from 17 to 18 feet. The southerly side yard setback distance varies from 48 to 49 feet. The unit footprints are identical in size and shape, each approximately 35 feet in length by 38 feet in width. Each unit is depicted with an attached two-car garage, driveway and pedestrian walkway fronting onto a proposed 27-foot wide private driveway and fire lane. A fire truck turnaround is proposed in the middle of the development between Units 3 and 4, approximately 150 feet from Bonavista Lane. There is one proposed guest parking space located at the end of the private driveway/fire lane towards the rear of the lot. New retaining and block walls and proposed to surround the property, up to a combined maximum height of 11 feet (cut-retaining) along the westerly property boundary adjacent to the proposed private driveway/fire lane.

Access: The subject property has frontage along a public street, Bonavista Lane. The portion of Bonavista Lane along the property frontage is a private easement with shared access only, but is now proposed as a private and future street dedication. The five detached dwelling units will gain access to the public street portion of Bonavista Lane via the proposed private and future street dedication and the internal 27-foot wide private driveway and fire lane.

Grading: There is approximately 1,220 cubic yards of cut and 360 cubic yards of fill grading, with 860 cubic yards to be exported offsite.

Open Space/Landscaping: No landscaping is proposed or required at this time.

Improvements: Required improvements include those for roadway for the property frontage along Bonavista Lane (curb, gutter, sidewalk, street trees, street lights), private driveway and

fire lane, drainage, water main connection, sewer main connection, and underground utilities. The alternate road cross section is proposed.

GENERAL PLAN CONSISTENCY

GENERAL GOALS AND POLICIES CHAPTER

Urban Revitalization & Infill
The proposed five new single-family dwelling units will "improve... residential sections... of the older urban areas of the County" and "reduce the pressure to... develop new urban areas" (General Goals, Page G-10). Infilling of vacant, by-passed or underutilized urban parcels "promotes a more concentrated urban pattern... minimizing the costs of extending and providing public services" (Policy Statements, Page G-12).

Revitalization Priorities
Although, in general, urban infill is encouraged, certain types of infill have priority over others. Related to housing, "rehabilitation" and "renovation" of existing housing stock has priority over the "replacement of housing units" also referred to as "recycling" (Policy Statements, Page G-16). The subdivision proposes to eliminate two existing residences and replace them with five new residences. However, as the property is relatively large for the area and has the opportunity to provide additional housing units where the two existing units are sited, preservation of existing housing stock may not be "economically feasible" (Policy 42, Page G-16). Thus, staff supports the type of revitalization currently proposed.

CONSERVATION AND OPEN SPACE ELEMENT

Protecting and Conserving Resources
Improving air quality and conserving energy are main objectives of the Conservation and Open Space Element (see Objectives, Page OS-19). As an infill project located more proximate to existing facilities, services and employment centers, the proposed development helps to "improve air quality" and "support the conservation of energy" by reducing commute time and encouraging use of "public transportation" (Needs and Policies, Page OS-20). Infill development encourages the conservation of scenic and biotic resources by directing growth into older urbanized areas, avoiding hillsides, ridgelines, "scenic views" and "significant ecological areas" (Needs and Policies, Pages OS-21, 22). This discourages "urban sprawl" and "protect[s] scenic resources from unsightly development" (Needs and Policies, Page OS-22).

LAND USE ELEMENT

Land Use Efficiency
According to the General Plan, "more efficient use of land" means increasing the density and intensity of development, promoting infill, encouraging co-location of multiple uses, preserving industrial lands, and "recycling" or converting mineral extraction sites to other uses (see Policy Statements, Page LU-9). The proposed development will increase the density of housing from two dwelling units to five dwelling units at an infill location. Increasing the density of housing in urbanized areas supports land use efficiency by helping to "take full advantage of existing public service and facility capacities", and "coordinate land use with existing transportation networks" (Objectives, Page LU-8). Existing transportation

networks include facilities such as public streets, freeways, railways and transit stops.

Compatibility of Development

"Compatibility of development" means compatibility between the natural and manmade environments, compatibility of land uses, complementarity with community character and compliance with State and local laws (see Policy Statements, Pages LU-10, 11). As previously described above, the proposed subdivision is compatible with the natural environment because of its infill location, directing growth away from scenic and biotic resources. Second, regarding land use compatibility, the proposed five new dwelling units are consistent with the surrounding neighborhood, which is predominantly single-family residential. In addition, all adjoining parcels are single-family residences. No significant environmental impacts were identified that would cause the development to be incompatible with surrounding uses, such as excessive noise, fumes, or traffic (see Policy 8, Page LU-10). Third, the proposed additional housing supports other nearby land uses such as three public schools, two private schools, a public park, and a public library, all located within one mile of the subject property. Fourth, the subdivision density and design allow for new residences that complement community character in terms of size, scale, setbacks, improvements (including the alternate road cross section and sidewalks), parking and landscaping. The proposed "private and future street" improvements along Bonavista Lane will convert a partially-improved easement to a safer, more convenient street design that will help to improve access and complement the surrounding area. Lastly, through the Subdivision Committee review process and subsequent analysis, staff determined that the proposed development complies with State and local laws such as the Subdivision Map Act, Subdivision Ordinance and Zoning Ordinance (see Policies 18 & 19, Page LU-11).

Land Use Policy Map and Density

The subject property is located within the Category 1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre) land use category of the General Plan. Category 1 allows a maximum of four dwelling units (or 6 DU/ac) on the 0.76 gross acre subject property (Land Use Policy Map, Page LU-13). As the proposed density of five dwelling units (or 6.6 DU/ac) exceeds the maximum allowable density, staff must make an infill determination to allow the project density, which is within the Category 2 (Low-Medium Density Residential – Six to 12 Dwelling Units Per Gross Acre) land use category of the General Plan. The applicant has submitted an infill study and burden of proof and is requesting additional density with the infill request. Infill is discussed in more detail in the "Implementation Chapter" subsection below.

Residential-Agricultural Land Use

The current property zoning is R-A-6,000, permitting "field, tree, bush, berry and row" crops (see Zoning Ordinance, Section 22.20.410). As mentioned earlier, the local area is mainly low-density residential, with lot sizes ranging between 6,000 and 24,000 square feet (6,000-8,000 square foot lots predominating). The low-density residential area consists mostly of R-A and R-1 zoning. The project proposes to maximize the density of housing on the subject site, decreasing the amount of open area usable for agriculture. A lower density of less than five units would make more land available for agricultural use. R-A zoning supports local small-scale agricultural activities such as farmer's markets and community co-ops. Since the infill potential of the site is being maximized to the extent feasible, the zoning potential (for agriculture) is being reduced by the higher density. However, in this instance, due to the surrounding area and design of the project, infill development is appropriate and can be emphasized over potential agricultural use. The project density is consistent with the surrounding community, and the subject property is not a potential "agricultural preserve" or

"prime agricultural land" warranting a more conservative application of the infill policy in this area (see General Plan, Pages OS-21 and LU-11).

HOUSING ELEMENT

New Construction & Infill

The project proposes new residential development that will increase the overall supply of housing within the County. The Housing Element states that "an ample supply of housing is necessary to stabilize the rising cost of housing" and that "the projected demand for housing can be met by... new construction" (Needs and Policies, Page IV-31). In addition, the proposed infill project "provide[s] for new urban residential development principally in those areas that are in close proximity to existing community services and facilities" (Policy 3, Page IV-31).

IMPLEMENTATION CHAPTER

Infill Implementation

The Implementation Chapter of the General Plan states that "infilling warrants the highest priority to meet housing needs... attractive new developments carefully fitted into the fabric of existing urban neighborhoods can provide an impetus for the rehabilitation and/or improvement of surrounding properties" (Priorities, Page VIII-17). Furthermore, the General Plan states that "infill at somewhat higher densities than adjacent uses can be encouraged where it is sensitively designed to fit with and benefit those areas" (Priorities, Page VIII-19).

The proposed development is requesting increased density according to the Infill Implementation Guidelines of the General Plan, which is the County's policy for implementing infill development (see Guidelines, Pages 26 to 29). With infill, the applicant requests a project density of 6.6 DU/ac (or five dwelling units), which is within the Category 2 (Low-Medium Density Residential – Six to 12 Dwelling Units Per Gross Acre) land use category of the General Plan. The existing Category 1 land use category allows a maximum of 6 DU/ac (or four dwelling units).

According to the Infill Implementation Guidelines of the General Plan, "land division proposals involving residential infill development, where proposed densities exceed those designated by the [General Plan] Land Use Policy Map" must show that:

a) The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

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

c) The proposed project will not overburden existing public services and facilities;

d) The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

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

The applicant's burden of proof responses are attached.

Staff has read the applicant's burden of proof responses and has determined that they are sufficient to meet the infill burden of proof. The project is compatible with the character of the surrounding community, has sufficient design features (such as setbacks, yards, driveway access and onsite parking), will not overburden public facilities (including roads and related traffic/offsite parking), and is designed at a scale compatible with surrounding uses. Other aspects related to the project's compatibility with surrounding development also support the required findings for infill (see Page 5 above). Based on these facts, staff is recommending approval of the infill request.

ENVIRONMENTAL DOCUMENTATION

On April 27, 2006, staff completed an Initial Study and determined that a Negative Declaration is required, according to the State and County environmental reporting guidelines. The Negative Declaration concludes that the project will have less than significant/no impacts on the environment.

Staff's environmental determination is attached.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

Subdivision Committee
The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning ("Regional Planning"), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map and Exhibit Map dated February 12, 2009, and recommends approval with the attached conditions.

Other Agency Comments (Notice of Consultation)
Staff received two letter responses to the Notice of Consultation regarding the environmental determination. The first letter, from the Orchard Dale Water District, dated March 20, 2006, indicates that existing water facilities are adequate to serve the proposed development. The second letter, from the County Sanitation Districts of Los Angeles County, dated March 28, 2006, indicates that the existing sewer has sufficient capacity to accommodate the proposed development, and that sewer connection fees will be required.

Agency correspondence is attached.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Library Package: On December 2, 2009, project materials, including a Tentative Tract Map, Exhibit Map, land use map, draft staff analysis, draft conditions of approval and the environmental determination were sent to the South Whittier Library.

- Hearing Notices: On December 2, 2009, hearing notices were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property for an approximate total of 132 notices, as well as those on the courtesy mailing list for the Southeast Whittier Zoned District.

- Website Posting: On December 2, 2009, a copy of the library package containing draft copies of the hearing materials was posted on the Regional Planning website.

- Newspaper Advertisement: On December 4 and 5, 2009, the public hearing notice was published in the Whittier Daily News and La Opinion newspapers, respectively.

- Project Site Posting: On December 5, 2009, one hearing notice sign was posted at the property frontage along Bonavista Lane.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, staff has received no public correspondence regarding the proposed development.

STAFF EVALUATION

I. SUMMARY

1. General Plan Consistency
The proposed development implements the infill policy of the General Plan, increases the supply of housing with new construction, and efficiently utilizes resources by proposing higher density on an underutilized parcel in an urbanized area with existing services and facilities. Further, the design of the development is compatible with the surrounding community character. For these reasons, staff has determined that the proposed development is consistent with the General Plan.

2. Subdivision Ordinance Compliance
The subject project complies with all applicable provisions of Title 21 of the County Code, (Subdivision Ordinance), including those provisions related to a minimum street frontage of 50 feet for each residential parcel, required street access and street improvements. The proposed private and future street improvements along Bonavista Lane comply with the Subdivision Ordinance, Section 21.32.010, providing "dedications" and "improvements" "needed in the division of land... for neighborhood traffic."

3. Zoning Ordinance Compliance
The subject project complies with all applicable provisions of Title 22 of the County Code (Zoning Ordinance), including those provisions related to minimum net lot area of at least 6,000 square feet provided per proposed dwelling unit, building setbacks, and covered resident parking. Any future development would be required to comply with all applicable provisions of the Zoning Ordinance, to include those applicable provisions related to green building and drought-tolerant landscaping, prior to the issuance of building permits. Also in the Zoning Ordinance and related to green building are the County's low impact development

("LID") standards for storm water retention. Staff has determined that the proposed development is exempt from LID standards.

4. Environmental Determination
A Negative Declaration was prepared for this project in accordance with the State and County environmental reporting guidelines. Staff determined that the project will have less than significant/no impacts on the environment.

5. Other Permits/Entitlements
There are no other permits or entitlements proposed or required for the project.

6. Adjacent Municipalities
There are no other municipalities adjacent to the subject site, and no comments have been received from other municipalities.

7. Town Council/Community Response
There is no town council in the area. Staff has not received any information indicating that the local community is concerned with the proposed subdivision, which was initially filed with the County in February of 2006. Staff has not identified any project features that are incompatible with the community character and/or would tend to diminish the quality of life within the existing community.

II. CONCLUSION

Based on its analysis of the above facts, staff recommends approval of the project.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

Los Angeles County Librarian:
A fee (currently $3,955.00) must be paid prior to building permit issuance for library facilities mitigation.

California Department of Fish and Game:
A processing fee (currently $2,068.00) associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Land Divisions:
A fee of $150.00 per inspection for bond release will be charged to ensure completion/installation of onsite improvements related to private driveway/fire lane paving and posting, and front yard tree planting.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and **approve** Tentative Tract Map No. 064831 with the attached findings and conditions.

Attachments:
- Factual
- Draft Findings and Conditions
- Environmental Determination
- Correspondence
- Infill Burden of Proof
- Tentative Tract Map No. 064831 and Exhibit Map, dated February 12, 2009
- Land Use Map
- GIS-Net Map
- Thomas Brothers Guide Map Page

SMT:jds
12/2/09

COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE TRACT MAP NO. 064831

1. A Los Angeles County Hearing Officer ("Hearing Officer"), Mr. Paul McCarthy, has conducted a public hearing on the matter of Tentative Tract Map No. 064831 on January 5, 2010.

2. Tentative Tract Map No. 064831 is a request to create one multi-family lot with five new detached condominium units on 0.76 gross acres in the Fourth Supervisorial District of Los Angeles County.

3. The project site is located at 10760 Bonavista Lane, in the Southeast Whittier Zoned District of Los Angeles County.

4. The subject property is approximately 0.76 gross acres (0.70 net acres) in size, rectangular in shape, with flat terrain. There is existing vegetation (grass, shrubs and trees). The project site currently has two single-family residences and a detached garage, all to be removed. There are also existing block walls, wood and chain-link fencing surrounding the property. Existing block walls will remain. All fencing is proposed to be removed.

5. There is approximately 1,220 cubic yards of cut and 360 cubic yards of fill grading, with 860 cubic yards to be exported offsite.

6. There are no Oak trees existing on the subject site.

7. The Exhibit Map, dated February 12, 2009, depicts one multi-family lot with five detached condominium units. The detached residential units are arranged in a linear design perpendicular to Bonavista Lane. The property front yard is along Bonavista Lane. There is a minimum of 10 feet of distance between units, with 20 feet of front yard setback distance (Unit 1) and 15 feet of rear yard setback distance (Unit 5). The northerly side yard setback distance varies from 17 to 18 feet. The southerly side yard setback distance varies from 48 to 49 feet. The unit footprints are identical in size and shape, each approximately 35 feet in length by 38 feet in width. Each unit is depicted with an attached two-car garage, driveway and pedestrian walkway fronting onto a proposed 27-foot wide private driveway and fire lane. A fire truck turnaround is proposed in the middle of the development between Units 3 and 4, approximately 150 feet from Bonavista Lane. There is one proposed guest parking space located at the end of the private driveway/fire lane towards the rear of the lot. New retaining and block walls and proposed to surround the property, up to a combined maximum height of 11 feet (cut-retaining) along the westerly property boundary adjacent to the proposed private driveway/fire lane.

8. The project site is zoned R-A-6000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area).

9. The area surrounding the subject property is zoned the following:

    - North: R-A-6000
    - East: R-A-6000
    - South: R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A-6000

10. The subject property is currently undeveloped. It is surrounded by the following uses:

    - North: Single-family residences, triplex, vacant parcel
    - East: Single-family residences, duplex
    - South: Single-family residences
    - West: Single-family residences

11. The subject property is located within the Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). Category 1 allows a maximum of four dwelling units on the 0.76 gross acre site. The proposal to create five new dwelling units, at approximately 6.6 dwelling units per gross acre, exceeds the density allowed under Category 1. According to the Infill Implementation Guidelines of the General Plan, the subject property may be developed at the next higher land use category, Category 2 (Low-Medium Residential - Six to Twelve Dwelling Units Per Gross Acre), subject to the following criteria:

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

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

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

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

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

12. The subject project sufficiently meets the above infill burden of proof criteria. The project, which proposes new single-family residences in a predominantly single-family residential neighborhood, is compatible with the character of the surrounding community, has sufficient design features (such as setbacks, yards, driveway access and onsite parking) to ensure compatibility with surrounding uses, will not overburden public facilities (including roads, traffic and parking), and is designed at a scale compatible with surrounding uses. Other surrounding uses such as a nearby park, library and school also support the required findings for infill.

13. Two items of correspondence has been received for the proposed project. The first item is a letter from the County Sanitation Districts of Los Angeles County dated December 8, 2009, describing the method and availability of sewer service. The second item is an e-mail from a resident located across the street from the subject property dated January 4, 2010, indicating opposition to the project for reasons such as increased traffic, unit density, construction noise/debris, "possible unruly" tenants to reside in the new units and negative aesthetic impact of five new units.

14. On January 5, 2010, the Hearing Officer heard a presentation from staff and testimony from the applicant's representative. No other testimony was heard.

15. On January 5, 2010, after considering all testimony, the Hearing Officer closed the public hearing and approved Tentative Tract Map No. 064831.

16. The project design is required to comply with the standards of the R-A-6000 zone. Single-family residences are permitted in the zone pursuant to Section 22.20.410 of the County Code (Zoning Ordinance).

17. The project design will be required to comply with green building and drought-tolerant landscaping requirements prior to new construction, and will also be subject to low impact development ("LID") standards at the building permit stage.

18. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through infill development on an underutilized parcel.

19. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewer, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

20. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire

protection, and geological and soils factors are addressed in the conditions of approval.

21. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

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

23. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

24. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

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

28. The project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

29. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is

the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section of Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 064831 is approved, subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DRAFT

DEPARTMENT OF REGIONAL PLANNING **Map Date: February 12, 2009**
TENTATIVE TRACT MAP NO. 064831 **Exhibit Date: February 12, 2009**

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-A-6000 (Residential-Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone.

2. The subdivider or successor in interest shall label the interior driveway as "Private Driveway and Fire Lane" on the final map.

3. The subdivider shall provide at least 50 feet of street frontage for all parcels.

4. The subdivider shall label Bonavista Lane as a "private and future street" on the final map.

5. The subdivider shall dedicate to the public an easement for ingress/egress over the private and future street.

6. The subdivider shall provide for the ownership and continued maintenance of the private and future streets by a homeowners' association or by a maintenance agreement, and provide the Los Angeles County Department of Regional Planning ("Regional Planning") with a copy of the Covenants, Conditions and Restrictions ("CC&Rs") or maintenance agreement for review prior to final map approval.

7. A final parcel map is required. A waiver is not allowed.

8. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit Map dated February 12, 2009, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire").

9. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.

10. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.

11. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking space.

12. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of five residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.

13. The subdivider or successor in interest shall remove all existing structures (including two single-family residences and one detached garage) on the subject property. The subdivider or successor in interest shall submit a copy of a demolition permit and/or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.

14. The subdivider or successor in interest shall plant at least five trees (one tree for every 6,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. At least one tree shall be in the front yard of the 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 trees.

15. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider or successor in interest shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

16. Within three (3) days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2,085.25) 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.

17. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently $3,955.00) to the Los Angeles County Librarian prior to issuance of any building permit.

18. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set

aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.

19. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the 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 or successor in interest shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider or successor in interest 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 completion of the litigation;

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

    The cost for collection and duplication of records and other related documents will be paid by the subdivider or successor in interest according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in 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.

DRAFT

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

10. 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.

11. Quitclaim or relocate easements running through proposed structures.

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

13. Extend lot lines to the center of private and future streets.

14. Grant ingress/egress and utility easements to the public over the private and future or future streets.

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

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

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

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

-HCW

Prepared by Henry Wong Phone (626) 458-4910 Date 03-16-2009

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 064831

REVISED TENTATIVE MAP DATE: 2/12/09
EXHIBIT MAP DATE: 2/12/09

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

Prior to Issuance of Grading Permit:

1. Comply with the requirements of the drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 9/18/2008 to the satisfaction of Public Works.

Name CHRISTOPHER SHEPPARD Date 2/26/09 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 064831

TENTATIVE MAP DATED 02-12-2009
EXHIBIT MAP DATED 02-12-2009

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:

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

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Flood Date 3/9/09 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\064831.doc

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 MAP 64831
SUBDIVIDER Willis
ENGINEER DMS
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 2/12/09 (Revision)
LOCATION La Habra
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 3-4-09 is attached.

Prepared by _____ Reviewed by _____ Date 3/2/09
Geir Mathisen

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

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 6.0
Job Number LX001129
Sheet 1 of 1

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

Tentative Tract Map 64831
Location La Habra
Developer/Owner Willis
Engineer/Architect DMS
Soils Engineer ------
Geologist ------

Review of:

Revised Tentative Tract Map Dated by Regional Planning 2/12/09

ACTION:

Tentative Map feasibility is recommended for approval.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/09
STATE OF CALIFORNIA

Reviewed by _____ Date 3/4/09
Yoshiya Morisaku

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60646TentP

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

1. Make an offer of private and future right of way 30 feet from centerline along the property frontage on Bonavista Lane. Whenever there is an offer of a private and future street, provide a drainage statement/letter.

2. Close any unused driveway with standard curb, gutter, and sidewalk along the property on Bonavista Lane.

3. Construct curb, gutter, base, pavement, and sidewalk along the property frontage on Bonavista Lane. The curb and gutter shall be located 18 feet from centerline and a minimum of 24 feet of pavement is required along the property frontage on Bonavista Lane. Permission for offsite road construction from adjacent owner (APN 8154-020-020) has already been acquired on 11-03-2008.

4. We have no objection to the use of alternate section (5 feet wide sidewalk adjacent to the back of curb) along the property frontage on Bonavista Lane. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

5. Comply with the following street lighting requirements:

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

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

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

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

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

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

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

6. Remove the existing wrought iron fence and masonry/stucco footing from the proposed private and future right of way on Bonavista Lane to the satisfaction of Public Works.

7. Plant street trees along the property frontage on Bonavista Lane to the satisfaction of Public Works.

8. 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.

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

Prepared by Allan Chan Phone (626) 458-4921 Date 03-16-2009
tr64831r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 64831 (Rev.)

TENTATIVE MAP DATED 02-12-2009
EXHIBIT MAP DATED 02-12-2009

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 (PC 11989AS, dated 07-09-2007) 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. Provide a digital copy (PDF Format) of the approved area study PC 11989AS.

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

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

HCD

Prepared by Allen Ma Phone (626) 458-4921 Date 03-09-2009

tr64831-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 64831 (Rev.)

TENTATIVE MAP DATED 02-12-2009
EXHIBIT MAP DATED 02-12-2009

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

4. 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.

5. Provide "Verification Letter" from the water purveyor indicating that the recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.

+1cw

Prepared by Massoud Esfahani Phone (626) 458-4921 Date 03-09-2009

tr64831w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 064831 Map Date February 12, 2009 - Ex."A"

C.U.P. _____ Vicinity Map 0568A

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

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

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

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

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

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

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

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

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

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

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

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

Comments: **The access as shown on the exhibit map is adequate.**

By Inspector: *Juan C. Padilla* Date March 17, 2009

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 064831 Tentative Map Date February 12, 2009 - Ex."A"

Revised Report _____

☐ 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. 1 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 ____ public fire hydrant(s). Upgrade existing 1 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: **Existing fire hydrant is located on Bonavista Ln. across the proposed development.**

☒ 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.

☐ 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: **The existing fire hydrant will be upgraded per the applicant. Verification of fire flow compliance is required prior to building permit issuance.**

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 *Juan C. Padilla* Date March 17, 2009

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **64831**	DRP Map Date: **02/12/2009**	SCM Date: **03/16/2009**	Report Date: **03/10/2009**
Park Planning Area # **2**	**SOUTH WHITTIER / EAST LA MIRADA**		Map Type: **REV. (REV RECD)**

Total Units **5** = Proposed Units **3** + Exempt Units **2**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.03**
IN-LIEU FEES:	**$7,082**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $7,082 in-lieu fees.

Trails:

No trails.

Comments:

Five (5) detached condominium units on 1 lot, with credit for 2 existing single-family homes to be removed, net density increase of 3 units.

*****Advisory:**

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

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

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

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	**64831**	DRP Map Date: **02/12/2009**	SMC Date: **03/16/2009**	Report Date: **03/10/2009**
Park Planning Area #	**2**	**SOUTH WHITTIER / EAST LA MIRADA**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) 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 **5** = Proposed Units **3** + Exempt Units **2**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.68**	**0.0030**	**3**	**0.03**
M.F. < 5 Units	4.06	0.0030	0	0.00
M.F. >= 5 Units	2.95	0.0030	0	0.00
Mobile Units	2.02	0.0030	0	0.00
Exempt Units			**2**	
			Total Acre Obligation =	**0.03**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	$236,064	**$7,082**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.03	0.00	0.00	0.03	$236,064	**$7,082**

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COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KEN HABARADAS, M.S., REHS
Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5262 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Fifth District

March 12, 2009

RFS No. 09-0004222

Tract Map No. 064831

Vicinity: Whittier

Tentative Tract Map Date: February 12, 2009 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 064831** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **Orchard Dale Water District** public water system.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #18** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

STAFF USE ONLY

PROJECT NUMBER: *TR 064831*
CASES: *RENV 200600029*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *2/3/2006* Staff Member: *Dean Edwards*
Thomas Guide: *707 E5* USGS Quad: *Whittier*
Location: *10760 Bonavista Lane, Whittier*

Description of Project: *The proposed project is a request for a Tentative Tract Map to allow for five (5) detached condominium units on one (1) lot. The two existing residences will be demolished. An estimated 1,220 cubic yards of grading is proposed and will be balanced on the project site. A 27-foot wide private driveway and fire lane connecting to Bonavista Lane is provided for ingress and egress purposes.*

Gross Acres: *0.75*
Environmental Setting: *The proposed project is located in an existing residential neighborhood south of Highway 72 (Whittier Blvd.), west of Highway N8 (La Miranda Blvd.), north of Leffingwell Road and east of Carmenita Road in the community of South Whittier-Sunshine Acres. Leffingwell Creek is located 0.24 miles north of the project site. The project site is relatively flat and covered with non-native vegetation.*

Zoning: *R-A-6000 Residential Agriculture*
General Plan: *1 Low Density Residential (1-6 dwelling units per acre)*
Community/Area wide Plan: *N/A*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
90236 / PM22132	*3 single-family lots on .47 acres; Pending; Last action 9/20/04*
02-342 / PM26271	*4 single-family lots on .52 acres; Pending; Last action 2/13/06*
94062 / TR51831	*1 multi-family lot on 2.99 acres; Pending; Last action 5/15/96*

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- [x] None
- [ ] State Fish and Game
- [ ] State Parks
- [ ]

Special Reviewing Agencies

- [ ] None
- [ ] National Parks
- [ ] National Forest
- [ ] Edwards Air Force Base
- [ ] Resource Conservation District of Santa Monica Mountains Area
- [ ] Santa Monica Mountains Conservancy
- [x] City of Whittier
- [x] City of Santa Fe Springs
- [x] East Whittier City School District
- [x] Whittier Union School District
- [x] Gabrielino Tribal Council
- [x] City of La Mirada
- [x] Central Basin Municipal Water District
- [x] Sanitation District 18

Regional Significance

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

County Reviewing Agencies

- [x] Subdivision Committee
- [ ] DPW:
- [ ] Sheriff Department
- [ ]

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	*Project Density*
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: _____

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

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

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

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

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

ENVIRONMENTAL FINDING

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

☒ NEGATIVE DECLARATION, inasmuch 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, in as much 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 Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Dean Edwards* Date: *April 27, 2006*

Approved by: Daryl Koutnik Daryl Koutnik Date: *April 27, 2006*

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

☐ Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *A liquefaction zone is located .18 miles north of the project site.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The project is a residential development.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The project site is relatively flat.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
				There is no drainage course located on the project site.
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
				The project site is not located in a floodway or floodplain.
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
				The project site relatively flat.
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Drainage Concept by DPW

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, 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? *The project proposes 5 dwelling units.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is surrounded by residences.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				A railroad is located 0.78 miles north of the project site.
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
				The proposed use is residential.
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☒ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
				The project proposes the use of public water.
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
				The proposed project will connect to the public sewer 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?
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?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☒ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☒ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

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

☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study ☐ Industrial Waste Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely 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 users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
				5 dwelling units are proposed.
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
				The proposed use is residential.
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 that create obnoxious odors, dust, and/or hazardous emissions?
				Grading and/or construction may create dust.
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 applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ MITIGATION MEASURES

☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely 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 Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
				The project site is developed.
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
				The project site is covered with non-native vegetation.
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.)?
				The project site is covered with non-native vegetation.
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
				There are 3 ornamental trees located on the project site.
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
				The project site is covered with non-native vegetation.
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
				The existing residences were built in 1960.
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 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? *The project site is not located in a Mineral Recovery Zone.*
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? *The project site is not located in a Mineral Recovery Zone.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site is zoned Residential Agriculture.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The project area is urbanized.*
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The project site is not located near a scenic highway.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The project site is not located near a trail.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The project area is developed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The density of the project is similar to the surrounding detached single-family residences but the condominium design differs from the surrounding development.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)? *An estimated 1,220 cubic yards of grading is proposed and will be balanced on the project site.*

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

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

CONCLUSION

Considering the above information, could the project leave 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)?
				5 dwelling units are proposed.
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 program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The expected average wastewater flow from the project site is 1,300 gallon per day. The capacity of the Los Coyotes Water Reclamation Plant which serves the project site is 37.5 mgd and currently processes and average flow of 32.8 mgd. See letter from LA County Sanitation Districts dated 03/23/06.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The North Plant Outfall Relief Trunk Sewer line which serves the project site has a capacity of 14.7 mgd and conveyed a peak flow of 6.9 mgd when it was last measured in 2003. See letter from LA County Sanitation Districts dated 03/23/06.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☒ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

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

The Sanitation Districts of Los Angeles County requires a connection fee to mitigate the incremental expansion of the sewer system due to increased flow generated by the project. See letter dated 03/23/06.

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level? *It is unlikely that 3 additional dwelling units will cause capacity issues at the district level.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site? *It is unlikely that 3 additional dwelling units will cause capacity issues at individual schools.*
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☐	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ State of California Government Code – Section 53080 (School Facilities Fee)
☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project site is served by Fire Station 96 which is located 1.47 miles away and the Norwalk Sheriff's station located 3.65 miles away.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

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

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☒ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES**

☐ Lot Size

☒ **OTHER CONSIDERATIONS**

☐ Project Design

A will-serve letter from the local water purveyor is required.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
				The project will increase the density of neighborhood.
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
				The project site is developed and is not used for agriculture.
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *There are residential units located with in 500 feet of the project site but the proposed project should not adversely affect the neighborhood.*
d.	☐	☒	☐	Have there been previous uses that 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? *There are no known uses that would indicate residual soil toxicity. The current use is residential.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that 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? *The project site is not listed in the GeoTracker or the State of California Department of Toxic Substances Control databases.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project site is not located near an airport or airstrip.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The land use designation for the project site is Low Density Residential which allows 1-6 dwelling units per acre. The project proposes 5 dwelling units on approximately 0.75 acres. The maximum density allowed for the site is 4.5 units.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project site is zoned R-A-6000 (Residential Agriculture) which allows single-family residences with a minimum lot size of 6,000 square feet. The proposed project is for 5 detached condominiums on 32,960 square feet or approximately 6,592 gross square feet per unit.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

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

CONCLUSION

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

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed project will increase the local housing stock by 3 units.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☒	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *It is likely that the current residents of the existing homes would be displaced but the number of displaced residents would be less than substantial.*
g.	☐	☐	☐	Other factors?

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

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects that 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.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

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

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

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

December 8, 2009

File No: 18-00.04-00

Mr. Jodie Sackett
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

DEC - 9 2009

Dear Mr. Sackett:

Project No. 064831-(4), Tentative Tract Map No. 064831,
Environmental Assessment Case No. 200600029

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Hearing and Notice of Intent to Adopt a Negative Declaration for the subject project on December 4, 2009. The proposed development is located within the jurisdictional boundaries of District No. 18. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' North Plant Outfall Relief Trunk Sewer, located in Victoria Avenue at Light Street. This 33-inch diameter trunk sewer has a design capacity of 14.7 million gallons per day (mgd) and conveyed a peak flow of 6.8 mgd when last measured in 2009.

2. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a design capacity of 37.5 mgd and currently processes an average flow of 27 mgd.

3. The expected increase in average wastewater flow from the project site is 1,300 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

Sackett, Jodie

From: Montanez, Art [Montanez_Art@montebello.k12.ca.us]
Sent: Monday, January 04, 2010 11:04 AM
To: Sackett, Jodie
Subject: condominiums - TR- 064831

January 4, 2010

Mr. Sackett
Planning dept

Regarding : TR – 064831

Dear Mr. Sakett,

My name is Art Montanez and I reside at 10759 Bona Vista ln. I am in opposition of the proposed project, which is at 10760 Bona Vista ln. The project in question sits directly across from my residence. I am opposition for the following reasons.

- The amount of units to be built
- The amount of cars that will be at said residence after construction
- The amount of people to be residing in five units
- The amount of traffic
- The construction noise and debris
- Possibility of unruly tenants that would reside in said units
- Unsightly to look at five units

Thank you,

Art Montanez

TR064831

RESIDENTIAL INFILL BURDEN OF PROOF

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

This project will continue the single family residence character in the community and enhance the appeal of existing homes.

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

Each dwelling in this project will have sufficient setbacks, landscaping, and buffering to insure privicy and security for each occupant. The gross area of each unit will meet or exceed that of a majority of the surrounding uses.

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

This project will improve street maintanace and lighting in the area. The density of the project is consist. with the surrounding area and has sufficient services and facilities to support it.

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

This project includes the addition of curb and gutter and the improvement of the existing Road. It will include sufficient on site parking for all occupants.

5. The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

This project will blend in with the surrounding community as its design and scale is very similar with the existing structures