



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

PROJECT No. TR066349
TRACT MAP NO. 066349

| | |
|--|-------------|
| RPC/HO MEETING DATE | CONTINUE TO |
| AGENDA ITEM 3 | |
| PUBLIC HEARING DATE August 19, 2008 | |

| | | |
|---------------------------------------|--|--|
| APPLICANT Fernando P. Nunez | OWNER Donald and Barbara Carty | REPRESENTATIVE Fernando P. Nunez |
|---------------------------------------|--|--|

REQUEST
 Tentative Tract Map: To create five single-family lots (including three flag lots) on 0.84 gross acres.

| | |
|--|---|
| LOCATION/ADDRESS 11824 Eagan Drive | ZONED DISTRICT Sunshine Acres |
| ACCESS Eagan Drive | COMMUNITY South Whittier-Sunshine Acres |
| | EXISTING ZONING A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) |
| SIZE 0.84 gross acres (0.72 net) | EXISTING LAND USE Vacant |
| | SHAPE Polygonal |
| | TOPOGRAPHY Flat/gently-sloping |

SURROUNDING LAND USES & ZONING

| | |
|---|---|
| North: Single and Multi-Family Residences, Duplex, Market, Vacant Office/A-1, R-3-20U (Limited Multiple Residence- 20 Dwelling Units Per Acre), C-3-BE (Unlimited Commercial- Billboard Exclusion), R-3-30U (Limited Multiple Residence- 30 Dwelling Units Per Acre) | East: Single-Family Residences and a Duplex/A-1 |
| South: Single and Multi-Family Residences, Duplex/A-1 | West: Single and Multi-Family Residences, Duplex, Laundry, Liquor Store, Theological College, Auto Detailing, Auto Parts, Chiropractor, Restaurant, Religious Building /A-1, R-3-20U, C-3-BE |

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|-------------------------------------|--|-----------------|-------------|
| Los Angeles Countywide General Plan | Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) | 5 DU | Yes |

ENVIRONMENTAL STATUS
 Negative Declaration – Project impacts have been determined to have less than significant/no effects on the environment.

DESCRIPTION OF SITE PLAN
 The tentative tract map dated October 24, 2007 depicts a five-lot subdivision on the 0.84 gross acre subject property. There are three flag lots proposed. All proposed lots will gain access via a proposed 26-foot wide private driveway and fire lane connected to Eagan Drive. Maximum five foot high retaining walls are proposed around the subject property and the individual lots, with fencing on top of the walls. The maximum combined height of the retaining walls/fences is eight feet. There is approximately 1,352 cubic yards of combined cut/fill grading proposed (798 c.y. cut, 555 c.y. fill), with 127 cubic yards to be exported offsite. There are no Oak trees present on the subject property.

KEY ISSUES
 Please refer to Page 2 of this document.

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

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 5 Acre Lots ___ Sect 191.2

Street improvements ___ Paving X Curbs and Gutters X Street Lights

X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

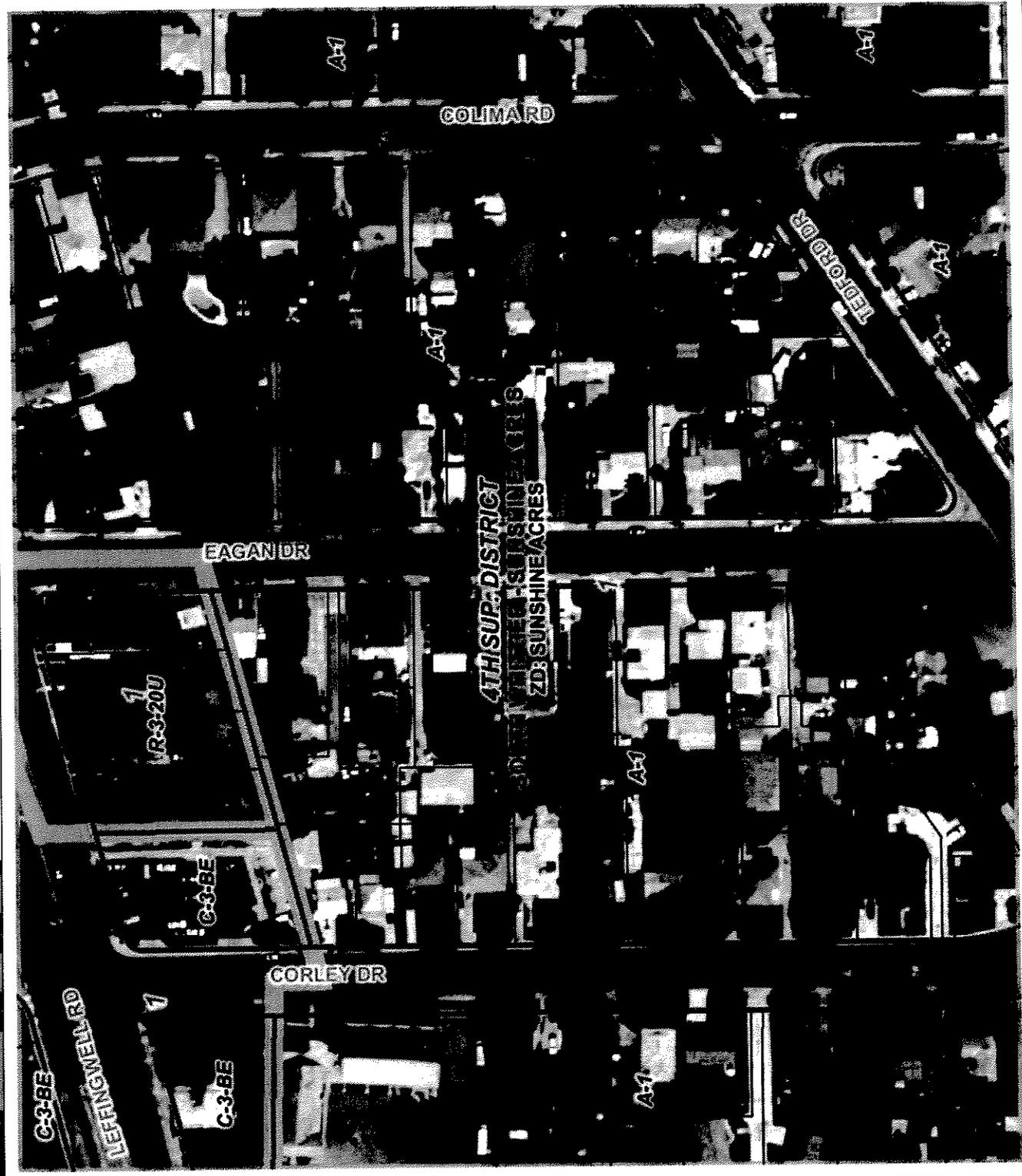
Park Dedication "In-Lieu Fee"

KEY PROJECT ISSUES

1) Lot Design: Three of the five proposed single-family lots have a flag lot configuration, each with 10 feet of street frontage. Although there are several flag lots in the surrounding area, the proposed design is less consistent with the overall community development pattern, which consists mainly of detached single-family residences on parcels with a street frontage of 50 feet or greater.

2) Retaining Walls: The project proposes two retaining walls approximately 48 inches in height within the front yard setback. The existing grade of the land is approximately 36 inches in height at the proposed retaining wall locations. An additional three to four feet of fencing is proposed on top of the retaining walls. As the total height of the walls/fencing exceeds 42 inches, the applicant will be required to file a Yard Modification request prior to the approval of the final map.

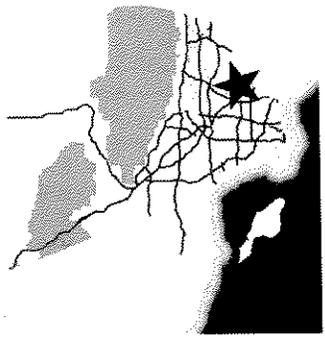
PM066349



Legend

- Parcel Boundary
- Aerial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (E)
 - Expressway - (P)
 - Limited Access Highway - (L)
 - Limited Access Highway - (S)
 - Parkway - (P)
 - Major Highway - (M)
 - Major Highway - (H)
 - Secondary Highway - (S)
 - Evolving (S)-Proposed
- Railroad or Rapid Transit
 - Rapid Transit
 - Underground Rapid Transit
- Significant Right-of-Way
- Classic CSD Boundary
- SMNNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Box
- Zoning Index Map Grid
- Planning Map Grid
- US Topographic Map Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- Planning District (EQD)
- Transit Oriented District (TOD)
- Subsect District (ZD)
- Supersectorial District Boundary
- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Sheriff Station
- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone C-5
 - Zone CPD
 - Zone C-R
 - Zone D-1
 - Zone D-2
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone M-4
 - Zone O-1
 - Zone O-2
 - Zone O-3
 - Zone O-4
 - Zone O-5
 - Zone R-1
 - Zone R-2
 - Zone R-3 (U)
 - Zone R-4 (U)
 - Zone R-5
 - Zone R-6
 - Zone R-7
 - Zone R-8
 - Zone R-9
 - Zone SR-0
 - Zone M
- Landscape Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential
 - 2 - Low/Medium Density Residential (6 to 12 units)
 - 3 - Medium Density Residential (12 to 22 units)
 - 4 - Residential (22 or more units)
 - 5 - Major Commercial
 - 6 - Major Industrial
 - 7 - Public and Semi-Public Facilities
 - 8 - Rural Communities
 - 9 - Non-Urban
 - TC - Transportation Corridor
- Inland Waterbody
- Prismatic
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legends, please use "Display Map Legend tab" on the top left side of screen.





TENTATIVE TRACT MAP NO. 066349

STAFF REPORT AUGUST 19, 2008 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Fernando P. Nunez, proposes to create five single-family lots (including three flag lots) on a 0.84 gross acre site. The project site is currently vacant. The proposed development is required to comply with all land use requirements and development standards imposed by the existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zone.

Key project issues include the following:

- Project Design: Three of the five proposed single-family lots have a flag lot configuration, each with 10 feet of street frontage. Although there are several flag lots in the surrounding area, the proposed design is less consistent with the overall community development pattern, which consists mainly of detached single-family residences on parcels with a street frontage of 50 feet or greater.
- Retaining Walls: The project proposes two retaining walls approximately 48 inches in height within the front yard setback. The existing grade is approximately 36 inches in height at the proposed retaining wall locations. An additional three to four feet of fencing is proposed on top of the retaining walls. As the total height of the walls/fencing exceeds 42 inches, the applicant will be required to file a Yard Modification request prior to the approval of the final map.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 11824 Eagan Drive, in the Sunshine Acres Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 0.84 gross acres (0.70 net acres) in size. It is polygonal in shape with flat/gently-sloping topography. The subject property is currently vacant.

Access: All proposed lots will take access from Eagan Drive, a 60-foot wide public street, via a common 26-foot-wide private driveway and fire lane located in the center of the project site.

Services: Potable water will be supplied by Suburban Water Systems, a public water system. Sewage disposal will be provided by the Los Angeles County Sanitation District.

ENTITLEMENTS REQUESTED

The applicant requests approval of Tentative Tract Map No. 066349. The subdivision request is to create five single-family lots, including three flag lots, on a 0.84 gross acre site.

EXISTING ZONING

The project site is zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The surrounding areas are zoned the following:

- North: A-1, R-3-20U (Limited Multiple Residence- 20 Dwelling Units Per Acre), C-3-BE (Unlimited Commercial- Billboard Exclusion), R-3-30U (Limited Multiple Residence- 30 Dwelling Units Per Acre)
- East: A-1
- South: A-1
- West: A-1, R-3-20U, C-3-BE

The project design complies with the standards of the A-1 zone, with the exception of the proposed retaining wall within the front yard setback. As the proposed fill retaining wall exceeds the maximum allowable height limit of 42 inches, a Yard Modification will be required prior to final map approval.

EXISTING LAND USES

The subject property is currently vacant and is surrounded by the following uses:

- North: Single and Multi-Family Residences, Duplex, Market, Vacant Office
- East: Single-Family Residences, Duplex
- South: Single and Multi-Family Residences, Duplex
- West: Single and Multi-Family Residences, Duplex, Laundry, Liquor Store, Theological College, Auto Detailing, Auto Parts, Chiropractor, Restaurant, Religious Building

PREVIOUS CASES

The subject property was originally subdivided as Lot Nos. 137 and 138 of Tract No. 10100, recorded on February 27, 1928.

No building permits were available to verify previous development on the subject property. However, the County Assessor's records indicate that previous development on the subject property included a "cottage" constructed in 1947; a detached two-car garage built in 1948; and a "bungalow constructed in 1953.

PROJECT DESCRIPTION

Tentative Tract Map No. 066349, dated October 24, 2007, depicts five single family lots (including three flag lots) on the 0.84 gross acre subject property. The polygonally-shaped project site has flat to gently-sloping topography. There are three flag lots proposed, and each flag lot has a fee access strip of 10 feet in width fronting Eagan Drive. All proposed lots will gain access via a proposed shared 26-foot wide private driveway and fire lane connected to Eagan Drive. Maximum five-foot high retaining walls are proposed around the subject property and the individual lots, with fencing on top of the walls, for a combined total height of eight feet maximum. There is approximately 1,352 cubic yards of combined cut/fill grading proposed (798 c.y. cut, 555 c.y. fill), with 127 cubic yards to be exported offsite. The project site is currently vacant. There are no Oak trees present on the subject property.

GENERAL PLAN CONSISTENCY

I. LAND USE

1. Project Density

The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). This category permits a maximum of five dwelling units on the 0.84 gross acre property. The applicant's proposal to create five single-family lots, at approximately 6.0 dwelling units per gross acre, is within the limits established by Category 1. Therefore, the project's proposed density is consistent with the General Plan.

2. Land Use Compatibility

Regarding land use compatibility, the General Plan states:

"Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses..."

(Land Use Element, Needs and Policies, Policy Statement 2,

Ensure Compatibility of Development, Policy No. 8, Page LU-10)

Single-family and duplex residential uses are spread relatively evenly throughout the area within a 500-foot radius of the subject property. Multi-family residential and the other uses such as commercial retail and religious/educational are concentrated primarily along or near the Leffingwell Road corridor. The street block containing the subject property consists entirely of single-family and duplex residential uses, to include three duplex parcels. As the immediate and surrounding areas are primarily composed of single-family residential land uses, and the other non-residential uses are compatible with the proposed land use of five single-family parcels, the proposed development is compatible with the surrounding area and its uses.

II. HOUSING

The Housing Element of the General Plan states:

“An ample supply of sound housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The projected demand for housing can be met by preserving the exiting housing stock and by new construction.”

(Needs and Policies, Housing Quantity, Page IV-31)

The General Plan also states:

“Encourage a wide range of housing types, prices and ownership forms in new housing developments...”

(Needs and Policies, Policy Statements, Policy No. 1, Page IV-31)

a. Housing Supply: The project proposes five new single-family lots. This supports General Plan goals and policies to increase the overall supply of housing in order to reduce the cost of housing.

b. Housing Type/Diversity: There are a significant number of existing duplex and multi-family units in the surrounding area, to include over 20 existing duplex units. Duplexes and multi-family units are not allowed “by-right” in the A-1 zone. Although the project does not propose to increase the diversity of housing types in the area, the quantity of other existing housing types is sufficient enough to balance a proposal for five additional single-family dwelling units in the area.

ENVIRONMENTAL DOCUMENTATION

On January 31, 2008, the Department of Regional Planning ("Regional Planning") completed the environmental review of the subject project. On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative tract map dated October 24, 2007, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

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

- Hearing Notices: On July 16, 2008, hearing notices regarding this proposal 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 107 notices.
- Library Package: On July 18, 2008, project materials, including a tentative tract map, land use map, and draft conditions of approval were received by the South Whittier Library.
- Newspaper Listing: On July 18, 2008, a public hearing notice was published in the Whittier Daily News and La Opinion newspapers.
- Project Site Posting: On July 18, 2008, one hearing notice sign was posted at the front of the subject property along Eagan Drive.
- Website Posting: On July 17, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website.

CORRESPONDENCE RECEIVED

To date, staff has received no correspondence regarding the proposed development.

STAFF EVALUATION

I. SUMMARY

Staff analyzed the subject project proposal to ensure that it complies with State and County environmental guidelines, complies with the Zoning and Subdivision Ordinances, and, overall, is consistent with the General Plan. In its analysis, staff identified the following as the key project concerns:

- Proposed flag lot design
- Proposed retaining wall height within the front yard setback

Staff also identified main elements supporting the project:

- Density and land use compatibility
- Provision of increased housing opportunities

II. GENERAL PLAN CONSISTENCY

The project's density, land use compatibility and proposal to increase the supply of housing are all consistent with the General Plan. Staff feels that these project features outweigh any concerns with the project, and that overall, the proposed development is consistent with the General Plan.

III. COMPLIANCE WITH THE ZONING AND SUBDIVISION ORDINANCES

a. Zoning Ordinance: The proposed development does not comply with wall and fence height provisions within the A-1 zone, according to the standards listed in Section 22.48.160 of the Zoning Ordinance. These provisions allow a maximum height of 42 inches within the front yard setback of the subject property for a fill retaining wall. The project proposes a retaining wall height of 48 inches, with an additional two to three feet of fencing on top of the retaining wall. The existing natural grade at the proposed retaining wall location is approximately 36 inches in height, indicating that the retaining wall will result in a one-foot net change in grade from the street, as the retaining wall will alter views of the graded slope up to a height of four feet. Staff feels that the retaining wall will have a lesser aesthetic impact on the community than other projects proposing a greater overall net change in the grade height. Further, other retaining walls exist in

the surrounding area. Modifications to fence/wall height standards are permitted in the A-1 zone in accordance with Section 22.48.180 of the Zoning Ordinance. Staff feels that, although a Yard Modification is necessary to approve the retaining walls, the request is not improper, based on the factors stated above.

The proposed project complies with all other applicable standards of the Zoning Ordinance and the A-1 zone.

b. Subdivision Ordinance: Staff has reviewed the proposed development for compliance with all applicable standards of the Subdivision Ordinance, including those pertaining to the reduced street frontage for flag lots (Section 21.24.320). The flag lots currently depicted on the tentative map complies with the standards for flag lots stated in Section 21.24.320. The applicant has indicated "site constraints" as the reason for the proposal for multiple flag lots. Specifically, the proposal for three flag lots reduces the impact to the existing slope along the property line adjacent to Eagan Drive, to include reducing the amount of project grading and overall site disturbance. Staff feels that the applicant's reason for requesting flag lots is valid and consistent with Subdivision Ordinance standards and requirements for flag lots.

VI. ENVIRONMENTAL DETERMINATION

Regarding potential environmental impacts, staff feels that the potential environmental impacts of the proposed development have been sufficiently evaluated, and that the environmental determination for a Negative Declaration is appropriate.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration and **approve** Tentative Tract Map No. 066349 with the attached findings and conditions.

Attachments:

- Factual
- Draft Findings and Conditions
- Environmental Determination (Negative Declaration)
- Tentative Tract Map No. 066349, dated October 24, 2007
- Land Use Map
- GIS-Net Map
- Thomas Brothers Guide Map Page

SMT:jds
8/11/08

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE TRACT MAP NO. 066349**

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Tract Map No. 066349 on August 19, 2008.
2. Tentative Tract Map No. 066349 is a request to create five single-family parcels, including three flag lots, on 0.84 gross acres.
3. The site is located at 11824 Eagan Drive, in the Sunshine Acres Zoned District.
4. The subject property is approximately 0.84 gross acres in size. It has flat/gently-sloping topography. The site is currently vacant.
5. The project proposes a total of 1,352 cubic yards of combined cut/fill grading (798 c.y. cut, 555 c.y. fill), with 127 cubic yards to be exported offsite.
6. There are no Oak trees existing on the subject site.
7. All proposed lots will gain access to Eagan Drive, a 60-foot wide public street, via a common/shared 26-foot wide private driveway and fire lane.
8. The project site is zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area).
9. Zoning to the north consists of A-1, R-3-20U (Limited Multiple Residence- 20 Dwelling Units Per Acre), C-3-BE (Unlimited Commercial- Billboard Exclusion) and R-3-30U (Limited Multiple Residence- 30 Dwelling Units Per Acre), with A-1 to the east and south, and A-1, R-3-20U and C-3-BE to the west.
10. The subject property is currently vacant. It is surrounded by single and multi-family residences, a duplex, market and vacant office to the north; a duplex to the east; a duplex to the south; and a duplex, laundry, liquor store, theological college, auto detailing, auto parts, chiropractor, restaurant and a religious building to the west.
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"). This category permits a maximum of five dwelling units on the 0.84 gross acre

property. The applicant's proposal to create five single-family parcels, at approximately 6.0 dwelling units per gross acre, is within the limits of Category 1 and is consistent with the General Plan.

12. The project proposes three flag lots that are designed in accordance with the standards listed in Section 21.24.320 of the Los Angeles County Subdivision Ordinance ("Subdivision Ordinance"). The applicant has indicated justification for the multiple flag lot design as site/topographic constraints and reduction in the amount of grading/site disturbance to the project site. The project complies with the provision stated in Section 21.24.320 of the County Code
13. As the project proposes fill retaining walls exceeding 42 inches in height within the front yard setback, a Yard Modification is necessary. Overall, the request for retaining walls is consistent with other existing retaining walls in the surrounding area, is necessary for the proposed subdivision design and will not result in adverse aesthetic impacts to the community.
14. No correspondence was received for the subject project.
15. On August 19, 2008, the Hearing Officer heard a presentation from staff as well as testimony from the applicant. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval. No other testimony was heard.
16. On August 19, 2008, the Hearing Officer considered the presentation from staff as well as testimony of the applicant, and closed the public hearing.
17. On August 19, 2008, the Hearing Officer adopted the Negative Declaration and approved Tentative Tract Map No. 066349.
18. The project design is required to comply with the standards of the A-1 zone. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the County Code.
19. 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 is compatible with the surrounding community.
20. 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.

21. 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.
22. 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.
23. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
24. 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.
25. 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.
26. 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.
27. 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. Based on the Initial Study, a Negative Declaration has been prepared for this project.
28. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

29. The Hearing Officer finds that 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 Fish and Game Code.

30. 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, the Negative Declaration is adopted and Tentative Tract Map No. 066349 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) zone.
2. Provide at least 50 feet of street frontage for Lot Nos. 1 and 3, and provide at least 10 feet of street frontage each for Lot Nos. 2, 4 and 5.
3. Grant reciprocal ingress/egress easements over Lot Nos. 2, 4 and 5 to benefit all lots served.
4. Label the paved driveway access as "Private Driveway and Fire Lane" on the final map.
5. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each new residential parcel for a minimum total of five new trees. 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 Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
6. Prior to final map approval, a Yard Modification request must be approved by Regional Planning for the fill retaining walls exceeding 42 inches within the front yard setback for Lot Nos. 1 and 3.
7. Within five days of the tentative map approval date, remit a \$1,926.75 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
8. The Subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government

Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

9. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code, Section 2.170.010.

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

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

8. The street frontage requirement for Lots 2, 4, and 5 needs to be waived by the Department of Regional Planning.
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, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. 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.

DGR



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 66349

(REVISED) TENTATIVE MAP DATED 10/24/07

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

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

By Andrew Ross AR Date 11/28/07 Phone (626) 458-4921
Andrew Ross

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 PLANS APPROVAL:

- a. Provide Soil/Geology approval of the grading plan by the Geotechnical Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP CLEARANCE:

1. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
2. Home Owners Association (HOA)/Maintenance agreement may be required for Privately Maintained Drainage devices.
3. Provide a copy of draft CC&Rs

 Name M. David Esfandi Date 11/29/07 Phone (626) 458-4921

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

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

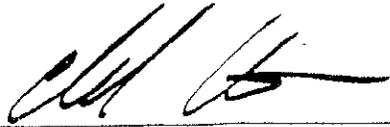
TENTATIVE PARCEL MAP 66349
SUBDIVIDER Carty
ENGINEER Nuñez Engineering
GEOLOGIST -----
SOILS ENGINEER -----

TENTATIVE MAP DATED 10/24/07 (Revised)
LOCATION La Puente
GRADING BY SUBDIVIDER [N] (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 12/5/07 is attached.

Prepared by  Reviewed by _____ Date 12/5/07

Charles Nestle

**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 4.0
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 66349
Location Eagan Drive, South Whittier
Developer/Owner Don and Barbara Carty
Engineer/Architect Nunez Engineering
Soils Engineer ---
Geologist ---

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

Review of:
Revised Tentative Map (Tract) Dated By Regional Planning 11/26/07
Previous Review Sheet Dated 9/18/07

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

REMARKS:

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

Prepared by Lukas Przybylo Reviewed by Jeremy Wan Date 12/5/07
Lukas Przybylo

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gme\pub\Soils Review\Lukas\Sites\TM-66349, 11824 Eagan Drive, South Whittier, TTM-A_3.

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

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Eagan Drive.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Eagan Drive.
3. Remove the existing slope within street right of way on Eagan Drive along the property frontage. Grade remaining parkway behind the sidewalk at two (2) percent cross-slope to the right of way line.
4. Reconstruct/Construct any parkway improvements (sidewalk, driveways, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Construct additional sidewalk pop-out along the property frontage on Eagan Drive in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works. Grade the remaining parkway behind the sidewalk at two (2) percent cross-slope to the right of way line to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Eagan Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

7. Plant street trees along the property frontage on Eagan Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
8. Install postal delivery receptacles in groups to serve two or more residential lots.
9. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of City Engineer and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Allan Chan
tr66349r-rev2.doc

Phone (626) 458-4915

Date 11-28-2007

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 separate house laterals to serve each lot in the land division.
2. A sewer area study for the proposed subdivision (PC12003AS, dated 08-20-2007) 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.

DJK
Prepared by Imelda Ng
tr66349s-rev2(rev'd 03-18-08).doc

Phone (626) 458-4921

Date Rev. 03-18-2008

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 lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

DGR
Prepared by Lana Radle
tr66349w-rev2.doc

Phone (626) 458-4921

Date 12-05-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR066349 Map Date October 24, 2007

C.U.P. _____ Vicinity Map 0568C

- 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: Provide verification of a reciprocal access agreement from the Department of Regional Planning to our office prior to Final Map clearance.

By Inspector: Juan C. Padilla Date December 11, 2007

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. TR066349 Tentative Map Date October 24, 2007

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 ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ 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). Verify / Upgrade existing ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location: ___
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
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: Per Suburban Water Systems fire flow test dated 06-13-06, the existing fire hydrant is adequate.

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 December 11, 2007



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



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|---------------------------------|---------------|---------------------------|
| Tentative Map # | 66349 | DRP Map Date: 10/24/2007 | SCM Date: / / | Report Date: 12/05/2007 |
| Park Planning Area # | 2 | SOUTH WHITTIER / EAST LA MIRADA | | Map Type: REV. (REV RECD) |

Total Units = Proposed Units + Exempt Units

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

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

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

| | | |
|--|---------------|---------|
| <u>Park land obligation in acres or in-lieu fees:</u> | ACRES: | 0.03 |
| | IN-LIEU FEES: | \$6,857 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,857 in-lieu fees.

Trails:

No trails.

Comments:

Proposed to build five (5) detached single-family units with credit for two (2) existing houses to be removed, net density increase of three (3) units.

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

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

By: James Barber
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|---------------------------------|---------------|---------------------------|
| Tentative Map # | 66349 | DRP Map Date: 10/24/2007 | SMC Date: / / | Report Date: 12/05/2007 |
| 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)people x (0.003) Goal x (U)nits = (X) acres obligation

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|---------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units | 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 | \$228,567 | \$6,857 |

| 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 | \$228,567 | \$6,857 |



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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

December 5, 2007

RFS No.07-0031131

Tract Map No. 066349

Vicinity: Whittier

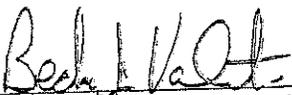
Tentative Tract Map Date: October 24, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 066349** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Suburban Water Systems**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District as proposed.

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

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

January 30, 2008

Victor Gonzales
7817 Cool Grove Drive
Downey, CA 90240

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. TR066349
CASE NO. RENV200600071

On January 30, 2008 the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- () Use of previously prepared Environmental Document
- () Categorical Exemption
- (✓) Negative Declaration
- () Mitigated Negative Declaration
- () Other: _____
- () Environmental Impact Report (EIR)

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

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

For Paul McCarthy, Supervising Regional Planner
Impact Analysis Section

BWM:PM:amc



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

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: October 19, 2007 Staff Member: Dean Edwards

Thomas Guide: 707 E7 USGS Quad: Whittier

Location: 11824 Eagan Drive, Whittier

Description of Project: The proposed project is a request for a Tentative Tract Map to subdivide two (2) parcels into five (5) lots ranging in size from 5,033 to 5,586 square feet. The existing two (2) single family residences and detached garage will be demolished. Approximately 798 cubic yards of cut, 555 cubic yards of fill, and 127 cubic yards of export of material is proposed. Ingress and egress access to the lots will be provided by a private driveway/fire lane terminating at Eagan Drive.

Gross Acres: 0.84

Environmental Setting: The proposed project is located south of Leffingwell Road, west of Telegraph Road, east of Valley View Avenue and north of Imperial Highway in the South Whittier-Sunshine Acres community. The surrounding land uses are single-family residences except for a duplex located west of the project site and a four unit multi-family residence located northwest of the project site. The existing northern parcel is currently vacant and the existing southern parcel has two single-family residences, a garage and two out-buildings located on it. The project area is urbanized and the project site is covered with non-native vegetation and slopes gently from east to west except for 10 feet of frontage which has a 50 percent slope.

Zoning: A-1

General Plan: Low Density Residential (1 to 6 dwelling units per acre)

Community/Area wide Plan: NA

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

PM060037

2 single-family lots on .41 acres; Approved; Last activity 5/24/2004

PM61378

3 lot subdivision on .41 acres; Pending; Last activity 2/21/2006

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

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> Los Angeles Region Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Region Water Quality Control Board | <input type="checkbox"/> |

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

Special Reviewing Agencies

- | | |
|--|---|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Whittier Elementary School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> Gabrielino Tribal Council |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Town Council |
| <input type="checkbox"/> Edwards Air Force Base | <input checked="" type="checkbox"/> Whittier Union High School District |
| <input type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area | <input type="checkbox"/> Metro Water District |
| <input checked="" type="checkbox"/> City of Whittier | <input type="checkbox"/> Cahuilla Tribal Council |

Regional Significance

- | | |
|--|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department |
| <input type="checkbox"/> DPW: | <input type="checkbox"/> Fire Department Hazardous Materials Division |
| <input checked="" type="checkbox"/> Sanitation District | <input type="checkbox"/> |

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

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:

[X] 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: ANTHONY CURZI [Signature] Date: 1/31/08

Approved by: Paul McCarthy [Signature] Date: 1-30-08

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

[] Determination appealed – see attached sheet.

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

HAZARDS - 2. Flood

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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)

- | | | |
|--|--|---|
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS | |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input checked="" type="checkbox"/> Approval of Drainage Concept by DPW |

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|--|--|---|

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>The project site is not located in a high fire hazard area.</i> |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <i>Five single-family residences are proposed.</i> |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| <hr/> | | | | |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? <i>The surrounding uses are residential.</i> |
| <hr/> | | | | |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? <i>The proposed use is residential.</i> |
| <hr/> | | | | |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

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

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <hr/> <i>The proposed use is residential.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <hr/> <i>Grading will temporarily create noise.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <hr/> <hr/> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <hr/> <i>The project proposes connecting to the public water supply.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system? <hr/> <i>The project proposes connecting to the public sewer system.</i> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – 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
- National Pollutant Discharge Elimination System (NPDES) 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)? |
| | | | | <i>Five single-family residences are proposed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| | | | | <i>The proposed use is residential.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| | | | | <i>Five residences will not generate enough vehicle trips to increase local emissions significantly due to increased traffic congestion.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

| | |
|--|--|
| <input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit) | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Project Design | |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>The project area is urbanized and the project site is not located in a SEA or ESHA.</u> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <u>The project site was previously developed. There is no natural habitat areas located on the project site.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)? <u>The trees on the site were recently cut down.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <u>The project site has been developed.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? <i>The site is not listed in the Historical Property Data File.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>A preliminary sacred site search by the Native American Commission did not indicate the presence of Native American cultural resources in the immediate project area.</i> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check) Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>The project site is not located in a mineral recovery zone.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>The project site is not located in a mineral recovery zone.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? <i>The project area is urbanized and the project site is not identified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project site is zoned A-1.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>The project site was previously developed.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <hr/> <i>The project site is not located near a scenic highway.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <hr/> <i>The project site is not near a trail.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <hr/> <i>The project site is in a developed area.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <hr/> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? <hr/> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? <hr/> <hr/> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>Five single family lots are proposed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>Five single-family residences should generate less than 50 peak hour vehicles and 150 peak hour trips.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

Applicant shall comply with all requirements of the Subdivision Committee

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>It is unlikely that three additional residences would create capacity problems at the treatment plant.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site? <i>It is possible that three additional residences could create capacity problems in the sewer line that serves the project site.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

Applicant shall comply with all requirements of the Subdivision Committee including approval of the sewer area study

CONCLUSION

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

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level? <i>It is unlikely that three additional residences will create capacity problems at the district level.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site? <i>It is unlikely that three additional residences will create capacity problems at individual schools.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

OTHER CONSIDERATIONS

Site Dedication

CONCLUSION

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

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>The project site is served by Fire Station 49 which is located 1.98 miles away and by the Norwalk Sheriff's Station located 2.51 miles from the project site.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area? <i>There are no known fire or law enforcement problems associated with the project area.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <u>The project proposes connecting to the public water supply.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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)

- | | |
|--|---|
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |

Will-serve letter in file. Applicant shall comply with all requirements of the Subdivision Committee.

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 - 2. Environmental Safety

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residences are located within 500 feet of the project site but they should not be adversely affected by the project.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>The previous uses appear to be residential.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>The project site is not listed in the Department of Toxic Substances' database.</i> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>The project site is not near an airport or airstrip.</i> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

| | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The land use designation for the project site is Low Density Residential (1 to 6 dwelling units per acre). The density of the project is 5.95 units per acre.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project site is zoned A-1 which allows a minimum lot size of 5,000 square feet. The lots of the proposed project are greater than 5,000 square feet.</i> |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? <i>The proposed project will increase the local housing stock by three dwelling units.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>The existing residences do not appear to be occupied.</i> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |

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