Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 17, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner

FROM: Jodie Sackett, AICP, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: PROJECT NO. TR066664-(5)
OAK TREE PERMIT NO. 200900048
TENTATIVE TRACT MAP NO. 066664
AGENDA ITEM NO. 6: MARCH 30, 2011

PROJECT DESCRIPTION & BACKGROUND

The applicant, Francis Tang, proposes a subdivision of land to create seven single-family lots on 1.6 gross acres. Associated with the subdivision is an Oak tree permit for three encroachments and unauthorized pruning. The project site is located at 8300 Longden Avenue, in the unincorporated community of East Pasadena – East San Gabriel and East Pasadena-San Gabriel Community Standards District ("CSD"), Fifth Supervisorial District of Los Angeles County.

JANUARY 19, 2011 CONTINUED PUBLIC HEARING

During the January 19, 2011 continued hearing, staff gave a brief presentation describing the revised project design and provided an updated status, indicating that Public Works and Regional Planning still had holds on the project. Included with staff's updated report to the Commission was correspondence from the applicant showing the applicant's outreach efforts to the local residents. In its report, staff indicated that a six-lot project redesign would not be financially feasible for the applicant, due to the additional costs of having to install a full public street within the subdivision. Staff suggested an alternative seven-lot project that included one affordable unit. Your Commission determined that the applicant's current seven-lot design was acceptable, and that an "affordable option" was not necessary. Your Commission continued the public hearing to March 30, 2011 and directed staff to return with all remaining project holds cleared, the final environmental document completed, and the draft findings and conditions of approval completed.

On January 31, 2011, Public Works issued a revised Subdivision Committee report indicating clearance for the proposed development. Subsequently, Regional Planning completed the environmental document and received updated information from the Los Angeles County Forester and Fire Warden regarding the Oak tree permit, clearing all remaining project holds.

RECENT CORRESPONDENCE RECEIVED

Additional correspondence received since January 19, 2011 is included in **Attachment A.** All project correspondence received since the first public hearing on October 20, 2010 can be viewed on the Regional Planning website at http://planning.lacounty.gov/case, by typing "TR066664" into the search query box.

STAFF RECOMMENDATION & MOTION

In conclusion, since your Commission has found the revised project design to be acceptable, all remaining project holds have been cleared, and the final environmental document has been completed, staff recommends that your Commission approve the project.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and approve the Negative Declaration."

Suggested Motion: "I move that the Regional Planning Commission approve Tentative Tract Map No. 066664 and Oak Tree Permit No. 200900048."

SMT:jds
3/14/11

Attachments: (A) Findings and conditions of approval
(B) Negative Declaration
(C) Recent correspondence received

3/30/11
COMMISSION PUBLIC HEARING
AGENDA ITEM NO. 6
TR066664-(5)

ATTACHMENT "A"

FINDINGS AND CONDITIONS OF APPROVAL

FINDINGS OF THE LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. TR066664-(5)
OAK TREE PERMIT NO. 200900048

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit No. 200900048 on October 20, 2010, January 19, 2011 and March 30, 2011. Oak Tree Permit No. 200900048 was heard concurrently with Tentative Tract Map No. 066664 and Community Standards District ("CSD") Modification No. 20100004.

2. Oak Tree Permit No. 200900048 is a request to encroach into the protected zone of three Oak trees (none heritage) and for prior unauthorized pruning of two Oak trees (none heritage).

3. Tentative Tract Map No. 066664 is a related request to create seven single-family lots on 1.6 gross acres.

4. CSD Modification No. 201000004 is a related request for less than the required 60 feet of public street frontage for Lot Nos. 2 through 7, and less than 50 percent of the required front yard landscaping for Lot Nos. 1 through 6 in the East Pasadena – San Gabriel CSD. The subject permit request was withdrawn on January 19, 2011.

5. The subject site is located at 8300 Longden Avenue, in the East San Gabriel Zoned District and Fifth Supervisorial District of Los Angeles County.

6. The subject property is approximately 1.6 gross (1.3 net) acres in size. It is rectangular in shape with flat terrain.

7. The project proposes approximately 800 cubic yards of fill grading.

8. There are three Oak trees on the subject site.

9. Primary access to the subject property is from Longden Avenue, a public street with 60 feet of existing right of way and 40 feet of paved width.

10. The project site is zoned R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area).

11. The surrounding area within a radius of 500 feet is zoned the following:
    - North: R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), R-1-7,500
    - East: R-1-7,500
    - South: R-1
    - West: R-1, R-3 (Limited Multiple Residence)

12. The subject property currently has one single-family residence to be removed. It is surrounded by the following land uses within a radius of 500 feet:
    - North: Single-family residences

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- East: Single-family residences, duplex
- South: Single-family residences
- West: Single-family residences, multi-family residences (apartments)

13. The project is consistent with the R-1-7,500 zoning designation. Single-family residences are permitted in the R-1-7,500 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code") (Zoning Ordinance). Each proposed lot meets the minimum area requirement of 7,500 net square feet.

14. 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 Land Use Policy Map of Los Angeles Countywide General Plan ("General Plan"). The proposed single-family lots are consistent with the allowed land uses within Category 1. In addition, Category 1 allows a maximum of nine dwelling units on the 1.6 gross acre subject property. The current proposal of seven dwelling units is consistent with the Category 1 density range.

15. An Oak tree permit has been requested. Staff concurred with the Los Angeles County Forester's recommended conditions and believes that the proposed Oak mitigation measures and Oak tree permit conditions of approval are sufficient to protect the three existing Oak trees and minimize the overall impact of the encroachments. Further, the four required mitigation Oak trees will help to provide additional shade cover and aesthetically enhance the area.

16. A letter was received from the City of San Gabriel ("City") dated June 28, 2006. The letter requests that the proposed development pay additional impact fees and assessments to the City.

17. A total of 17 items of public correspondence were received, all from nearby residents opposed to or indicating concerns with the proposed development. A petition was received from local residents with 25 signatures in opposition.

18. On October 20, 2010, the Commission heard a presentation from staff and testimony from the applicant, as well as testimony from 11 local residents in opposition. Local residents testified that the proposed development was not in character with the existing community, would create too much traffic, and would have a significant impact on existing Oak trees located on the subject property.

19. On October 20, 2010, the Commission discussed the proposed development, directing the applicant to revise the project to include six single-family lots and a public street, eliminating the need for a CSD modification. The Commission also directed the applicant to involve the concerned/opposed local residents in the redesign process. The Commission continued the matter to January 19, 2011.

20. On December 30, 2010, the revised project design was reviewed by the Los Angeles County Subdivision Committee, which includes the Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Panning. The revised project design

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included seven single-family lots and a 40-foot wide public street. As the development included a public street in its redesign, a CSD modification was no longer required, and the applicant formally withdrew the CSD modification application.

21. On January 19, 2011, the Commission heard a brief presentation from staff on the revised project design, which included an updated status on remaining project holds. Staff requested additional time to clear the remaining holds and return with the final environmental document. The Commission also heard a brief presentation from the applicant. Included with staff's updated report to the Commission was correspondence from the applicant showing the applicant's outreach efforts to the local residents.

22. On January 19, 2011, the Commission, after hearing a presentation from staff and the applicant, indicated that the revised project design as currently proposed is acceptable. The Commission continued the public hearing to March 30, 2011 and directed staff to return with the final environmental document and draft findings and conditions of approval.

23. On March 30, 2011, the Commission heard a brief presentation from staff and testimony from the applicant [RESERVED].

24. On March 30, 2011, the Commission considered the recommendation of staff and testimony of the applicant, closed the public hearing and approved Oak Tree Permit No. 200900048.

25. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

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

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

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

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29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code ("County Code");

B. That the removal and/or encroachments proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That the removal and/or encroachments proposed will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration and Oak Tree Permit No. 200900048 are approved, subject to the attached conditions.

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DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT NO. 200900048

CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows the encroachment within the protected zone of three (3) trees of the Oak genus (*Quercus agrifolia*) identified as Oak Nos. 1, 2 and 4 on the applicant's site plan map (labeled "tree protection plan") and Oak Tree Report, and allows the retroactive pruning of Oak Nos. 2 and 4.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant including any successor thereto.

3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition Nos. 8 and 9. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 8, 34 and 35, shall be effective immediately upon final approval of this grant by Los Angeles County.

4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.

7. All requirements of Title 22 of the Los Angeles County Code ("Zoning Ordinance") and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

8. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. It cannot be found that the project has "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is $2,119.00

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9. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department a sum of $300.00. Such fees shall be used to compensate the Forester $100.00 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction, and two subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.

10. No Oak tree shall be encroached upon until the permittee has obtained all permits and approvals required for the work which necessitates such encroachment.

11. The term "Oak Tree Report" refers to the document on file at Regional Planning by Michael Crane, the consulting arborist, dated January 2011.

12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

13. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit.

14. The permittee shall install temporary fencing, not less than four feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, and conditions of approval.

16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

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17. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, *Oak Trees: Care and Maintenance*, prepared by the Forester, a copy of which is enclosed with these conditions.

18. The permittee shall provide two (2) mitigation trees for the non-permitted pruning of Oak Nos. 2 and 4.

19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

20. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

21. Mitigation trees shall be planted within one year of the permitted Oak tree removals. Mitigation trees shall be planted either onsite or at an offsite location approved by the Forester. Alternatively, a contribution to the County Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arborculture's *Guide for Plant Appraisal*.

22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

23. If mitigation Oak trees are planted onsite pursuant to Condition No. 21 of this grant, prior to final map approval, the permittee shall submit the Mitigation Planting Plan to Regional Planning for review. The Mitigation Planting Plan shall be consistent with the project landscape plan to the satisfaction of Regional Planning.

24. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance once they have survived the required maintenance period.

25. Any work within the dripline and protection zones of any Oak tree shall be performed with hand tools only, and under the observation of the consulting arborist. No equipment, such as a "Bobcat", shall be used within the protected zones. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or other similar hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

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26. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

27. No planting or irrigation system shall be installed within the drip line of any Oak tree that will be retained.

28. Except as otherwise allowed pursuant to this grant, encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

29. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

30. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

31. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

32. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.

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

34. The permittee or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

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35. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000, 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 permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

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

36. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 066664. In the event that Tentative Tract Map No. 066664 should expire without the recordation of a final map, this grant shall terminate. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

37. This grant shall terminate upon the completion of the authorized Oak tree removal and encroachments, and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

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FINDINGS OF THE LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. TR066664-(5)
TENTATIVE TRACT MAP NO. 066664

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 066664 on October 20, 2010, January 19, 2011 and March 30, 2011. Tentative Tract Map No. 066664 was heard concurrently with Oak Tree Permit No. 200900048 and Community Standards District ("CSD") Modification No. 20100004.

2. Tentative Tract Map No. 066664 is a request to create seven single-family lots on 1.6 gross acres.

3. Oak Tree Permit No. 200900048 is a related request to encroach into the protected zone of three Oak trees (none heritage) and for prior unauthorized pruning of two Oak trees (none heritage).

4. CSD Modification No. 201000004 is a related request for less than the required 60 feet of public street frontage for Lot Nos. 2 through 7, and less than 50 percent of the required front yard landscaping for Lot Nos. 1 through 6 in the East Pasadena – San Gabriel CSD. The subject permit request was withdrawn on January 19, 2011.

5. The subject site is located at 8300 Longden Avenue, in the East San Gabriel Zoned District and Fifth Supervisorial District of Los Angeles County.

6. The subject property is approximately 1.6 gross (1.3 net) acres in size. It is rectangular in shape with flat terrain.

7. The project proposes approximately 800 cubic yards of fill grading.

8. There are three Oak trees on the subject site.

9. Primary access to the subject property is from Longden Avenue, a public street with 60 feet of existing right of way and 40 feet of paved width.

10. The project site is zoned R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area).

11. The surrounding area within a radius of 500 feet is zoned the following:
    - North: R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), R-1-7,500
    - East: R-1-7,500
    - South: R-1
    - West: R-1, R-3 (Limited Multiple Residence)

12. The subject property currently has one single-family residence to be removed. It is surrounded by the following land uses within a radius of 500 feet:
    - North: Single-family residences

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- East: Single-family residences, duplex
- South: Single-family residences
- West: Single-family residences, multi-family residences (apartments)

13. The project is consistent with the R-1-7,500 zoning designation. Single-family residences are permitted in the R-1-7,500 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code") (Zoning Ordinance). Each proposed lot meets the minimum area requirement of 7,500 net square feet.

14. 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 Land Use Policy Map of Los Angeles Countywide General Plan ("General Plan"). The proposed single-family lots are consistent with the allowed land uses within Category 1. In addition, Category 1 allows a maximum of nine dwelling units on the 1.6 gross acre subject property. The current proposal of seven dwelling units is consistent with the Category 1 density range.

15. A letter was received from the City of San Gabriel ("City") dated June 28, 2006. The letter requests that the proposed development pay additional impact fees and assessments to the City.

16. A total of 17 items of public correspondence were received, all from nearby residents opposed to or indicating concerns with the proposed development. A petition was received from local residents with 25 signatures in opposition.

17. On October 20, 2010, the Commission heard a presentation from staff and testimony from the applicant, as well as testimony from 11 local residents in opposition. Local residents testified that the proposed development was not in character with the existing community, would create too much traffic, and would have a significant impact on existing Oak trees located on the subject property.

18. On October 20, 2010, the Commission discussed the proposed development, directing the applicant to revise the project to include six single-family lots and a public street, eliminating the need for a CSD modification. The Commission also directed the applicant to involve the concerned/opposed local residents in the redesign process. The Commission continued the matter to January 19, 2011.

19. On December 30, 2010, the revised project design was reviewed by the Los Angeles County Subdivision Committee, which includes the Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Panning. The revised project design included seven single-family lots and a 40-foot wide public street. As the development included a public street in its redesign, a CSD modification was no longer required, and the applicant formally withdrew the CSD modification application.

20. On January 19, 2011, the Commission heard a brief presentation from staff on the revised project design, which included an updated status on remaining project holds. Staff requested additional time to clear the remaining holds and return with the final

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environmental document. The Commission also heard a brief presentation from the applicant. Included with staff's updated report to the Commission was correspondence from the applicant showing the applicant's outreach efforts to the local residents.

21. On January 19, 2011, the Commission, after hearing a presentation from staff and the applicant, indicated that the revised project design as currently proposed is acceptable. The Commission continued the public hearing to March 30, 2011 and directed staff to return with the final environmental document and draft findings and conditions of approval.

22. On March 30, 2011, the Commission heard a brief presentation from staff and testimony from the applicant [RESERVED].

23. On March 30, 2011, the Commission considered the recommendation of staff and testimony of the applicant, closed the public hearing and approved Tentative Tract Map No. 066664.

24. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Oak Tree Permit No. 200900048.

25. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.

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

27. 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.

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

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

30. 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.

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31. 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.

32. 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.

33. 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 less than significant/no impacts to the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

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

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

36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is approved and Tentative Tract Map No. 066664 is approved, subject to the attached conditions of the Commission, including the recommendations of the Los Angeles County Subdivision Committee.

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DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR066664-(5)
TENTATIVE TRACT MAP NO. 066664 **Map Date: December 8, 2010**

CONDITIONS:

1. Tentative Tract Map No. 066664, as depicted on the tentative map dated December 8, 2010, is approved for seven single-family lots on 1.6 gross acres, with access to the lots being provided by a proposed public street within the subdivision connecting to the adjacent Longden Avenue.

2. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and Title 22 of the County Code (Zoning Ordinance), as well as Oak Tree Permit No. 200900048.

3. The subdivider or successor in interest shall conform to the requirements of the R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone.

4. Prior to final map approval, the subdivider or successor in interest shall submit evidence that the conditions of associated Oak Tree Permit No. 200900048 have been accepted and recorded.

5. The subdivider or successor in interest shall provide at least 60 feet of street frontage for all lots.

6. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.

7. The subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot, for a minimum total of seven new trees. The location and the species of all said trees shall be incorporated into a landscape plan, which shall be consistent with and comply with the provisions of the "mitigation planting plan" required for the associated Oak Tree Permit. Prior to final map approval, the landscape plan shall be approved by the Director of the 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 proper planting of the required front yard trees.

8. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections (currently $1771.00).

9. The existing residence and accessory structures on the subject property shall be removed. Prior to final map approval, the subdivider or successor in interest shall provide a demolition permit or other evidence to Regional Planning that such structures have been removed.

10. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a library facilities mitigation fee (currently $5,621.00) to the Los Angeles County Librarian prior to issuance of any building permit (the Librarian may be contacted at 562-940-8450 regarding payment of fees).

11. Prior to final map submittal, the subdivider or successor in interest shall submit a deposit of $1,000.00 to Regional Planning for review of the final map.

12. Within three days of the tentative map approval date, remit a processing fee (currently $2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of

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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.

13. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

14. 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 County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in Oak Tree Permit No. 200900048, and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66664 (Rev.)

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

The following reports consisting of 11 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. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.

9. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

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

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.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO. 066664

REVISED TENTATIVE MAP DATED 12/08/2010
EXHIBIT MAP DATED 12/08/2010

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

Prior to recordation of a Final Map or Parcel map Waiver:

- Approval of this map pertaining to drainage is recommended.
- Comply with the requirements of the Revised Drainage Concept / Hydrology Study/SUSMP/LID which was conceptually approved on 12/06/2010 to the satisfaction of the Department of Public Works.
- Prior to Final Map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Name CHRIS SHEPPARD Date 12/15/2010 Phone (626) 458-4921

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT	66664	**TENTATIVE MAP DATED**	12-08-10, 5th Revision
SUBDIVIDER	Francis Tang	**LOCATION**	San Gabriel
ENGINEER	Calland Engineering, Inc.	**GRADING BY SUBDIVIDER [Y]** (Y or N)	
GEOLOGIST	----------	**REPORT DATE**	----------
SOILS ENGINEER	----------	**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.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/21/10 is attached.

Prepared by _____ Reviewed by _____ Date 12-20-10
Robert O. Thomas

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

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

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
Job Number LX001129
Sheet 1 of 1

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

Tentative Tract Map	66664
Location	San Gabriel
Developer/Owner	Tang
Engineer/Architect	Cal Land Engineering
Soils Engineer	-----
Geologist	-----

Review of:

Tentative Tract Map & Exhibit Dated by Regional Planning **12/8/10 (Rev.)**
Previous Review Sheet Dated 7/26/10

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: http://dpw.co.la.ca.us/gmed/manual.pdf.

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

Prepared by Olga Cruz Reviewed by Jeremy Wan Date 12/21/10

REGISTERED PROFESSIONAL ENGINEER JEREMY WAN NO. C67563 EXP. 6/30/11 CIVIL STATE OF CALIFORNIA

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:\gmepub\Soils Review\Olga\Sites\TR 66664,San Gabriel-A_1210.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 66664 REV

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:

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

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

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

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

MDE
Name David Esfandi Date 12/27/10 Phone (626) 458-4921

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 driveways with standard curb, gutter, and sidewalk along the property on Longden Avenue to the satisfaction of Public Works.

2. Construct new driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works.

3. Construct sidewalk (5 feet wide adjacent to the back of curb) along the property frontage on Longden Avenue to the satisfaction of Public Works. If needed, construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

4. Waiver of sidewalk along the proposed cul-de-sac is subject to the approval of the Advisory Agency. If not waived, construct sidewalk along the property frontage on the proposed cul-de-sac to the satisfaction of Public Works. If needed to accommodate street lights and any above ground utilities, construct additional sidewalk pop-out to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

5. Construct curb, gutter, base and pavement on the proposed cul-de-sac to the satisfaction of Public Works.

6. Dedicate 40 feet of right of way on the proposed cul-de-sac to the satisfaction of Public Works. Permission is granted to allow for the modified street section along the proposed cul-de-sac due to right of way constraints. If the Advisory Agency does not grant the sidewalk waiver, provide additional right of way to accommodate sidewalk and sidewalk pop-outs to the satisfaction of Public Works.

7. Permission is granted to allow for the proposed 28 foot radius curb return along the bulb in lieu of the standard 32 foot radius curb return.

8. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Longden Avenue and the proposed cul-de-sac to the satisfaction of Public Works. Submit street lighting plans as soon as

possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

   i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

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

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

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

d. For acceptance of street light transfer of billing, 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.

9. Remove all existing plants and shrubbery from the existing dedicated right of way along the property frontage on Longden Avenue to the satisfaction of Public Works.

10. Plant street trees along the property frontage on Longden Avenue to the satisfaction of Public Works. Street trees along the proposed public street are waived due to right of way constraints. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

11. Obtain an oak tree permit for any proposed encroachment within the oak tree drip line.

12. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

13. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 66664 (Rev.)

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

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

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

2. A sewer area study for the proposed subdivision (PC11988AS, dated 02-07-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

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

+IW

Prepared by Julian Garcia Phone (626) 458-4921 Date 12-28-2010
tr66664s-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 66664 (Rev.)

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

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. 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.

HCJ

Prepared by Julian Garcia Phone (626) 458-4921 Date 12-27-2010

Jodie

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66664 Map Date December 08, 2010 - Ex A

C.U.P. _____ Vicinity Map 0171D

☐ **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: **Access is adequate as shown on the Tentative Map. The following is a conditions of approval:**
- For all existing Oak Trees to remain, a minimum vertical clearance of 13 feet 6 inches shall be maintained above the vehicular access on the public street.

By Inspector: Juan C. Padilla Date December 22, 2010

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66664 Tentative Map Date December 08, 2010 - Ex A

Revised Report yes

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

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ 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 1 public fire hydrant. Upgrade ____ existing public fire hydrant.

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: AS INDICATED ON THE TENTATIVE MAP

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

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

☒ Additional water system requirements maybe required 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: **Due to the project's proposal of a public street, install 1 pubic fire hydrant between Lot 3 and Lot 4 property line. The required public fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.**

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 22, 2010

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	66664	DRP Map Date: 12/08/2010	SCM Date: 12/30/2010	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

Total Units [7] = Proposed Units [6] + Exempt Units [1]

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.05
IN-LIEU FEES:	$20,477

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $20,477 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one lot to seven (7) single-family lots. An existing single-family home to be removed; net increase of six (6) units.

*****Advisory:**

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

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

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
December 09, 2010 12:46:04
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 66664	DRP Map Date: 12/08/2010		SMC Date: 12/30/2010	Report Date: 12/13/2010
Park Planning Area # 42	WEST SAN GABRIEL VALLEY			Map Type: REV. (REV RECD)

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 7 = Proposed Units 6 + Exempt Units 1

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	6	0.05
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
			Total Acre Obligation =	0.05

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	$409,548	$20,477

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
0.05	0.00	0.00	0.05	$409,548	$20,477

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COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

BOARD OF SUPERVISORS

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First District

Mark Ridley-Thomas
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Third District

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Fourth District

Michael D. Antonovich
Fifth District

December 21, 2010

Tract Map No. 066664

Vicinity: San Gabriel

Tentative Tract Map Date: December 8, 2010 (5th Revision)

☒ Environmental Health recommends approval of this map.

☐ Environmental Health does **NOT** recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 066664** based on the use of public water and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by: K Habaradas Phone: (626) 430-5382 Date: December 21, 2010
Ken Habaradas

3/30/11
COMMISSION PUBLIC HEARING
AGENDA ITEM NO. 6
TR066664-(5)

ATTACHMENT "B"

NEGATIVE DECLARATION

NEGATIVE DECLARATION

PROJECT NUMBER: TR 066664
CASE NUMBER(S): RENVT 200600078; ROAKT 200900048

1. **DESCRIPTION:**
Tentative Tract Map No. 066664 is a proposal for a seven (7) lot subdivision for the development of seven single family residences. Project site is located in the unincorporated area of San Gabriel, within the East Pasadena/ San Gabriel Community Standards District (CSD). Entrance to the site will be directly from Longden Avenue, along the north property frontage, with access driveway/ firelane proposed at 26' wide with one turnaround space. Proposed lot sizes will range from 10,017 sq. ft. gross to 14,609 sq. ft. gross. Grading is proposed for import of 800 cu. yds. of fill. There are four oak trees on site of which three are County ordinance sized oak trees. An oak tree permit application has been filed for encroachment into the protective zones of three oaks.

2. **LOCATION:**

8300 Longden Avenue, San Gabriel, California

3. **PROPONENT:**

Mr. Francis Tang
P.O. Box 80706
San Marino, CA 91118

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

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

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

PREPARED BY: Rudy Silvas of the Impact Analysis Section, Department of Regional Planning, (213) 974-6461

DATE: May 26, 2010

STAFF USE ONLY

PROJECT NUMBER: *TR 066664*

CASES: *RENVT 200600078*
ROAKT 200900048

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

I.A. Map Date:	*11/24/09*	**Staff Member:**	*Rudy Silvas*
Thomas Guide:	*596 F2*	**USGS Quad:**	*El Monte (#67)*
Location:	*8300 Longden Avenue, San Gabriel, CA*		
Description of Project:	*Tentative Tract Map No. 066664 is a proposal for a seven (7) lot subdivision for the development of seven single family residences. Project site is located in the unincorporated area of San Gabriel, within the East Pasadena/ San Gabriel Community Standards District (CSD). Entrance to the site will be directly from Longden Avenue, along the north property frontage, with access driveway/ firelane proposed at 26' wide with one turnaround space. Proposed lot sizes will range from 10,017 sq. ft. gross to 14,609 sq. ft. gross. Grading is proposed for import of 800 cu. yds. of fill. There are four oak trees on site of which three are County ordinance sized oak trees. An oak tree permit application has been filed for encroachment into the protective zones of three oaks.*		
Gross Area:	*1.72 Acres (74,711 square feet)*		
Environmental Setting:	*The project site is located in a suburban setting on a mildly sloping lot with oaks, citrus and other various trees.*		
Zoning:	*R-1-7,500 (Single Family Residential - 7,500 sq. ft. min. size lot area required) East Pasadena/ San Gabriel CSD*		
General Plan:	*Category 1 – Low Density Residential (1-6 units per acre)*		
Community/Area Wide Plan	*N/A*		

Major projects in area:

Project Number	Description	Status
OT/IS 00-88, TR 53186	Tract map for 13 single family lots at 8306-8318 Longden Ave.	Approved in 2001, Neg. Dec.
IS/ZC/CUP 98082, TR 52815	75 unit senior citizen condo dev. at 6212-6224 North San Gabriel Blvd.	Withdrawn in 2000

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

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ Caltrans District 7

Trustee Agencies

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

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ City of San Marino
- ☒ City of Temple City
- ☒ City of San Gabriel
- ☒ Temple City Unified School District
- ☒ Gabrieleno Native American Tribal Representative
- ☒ Sunny Slope Water Company
- ☐ Angeles National Forest

Regional Significance

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

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Land Development Division, Waterworks & Sewer Maintenance Division, Traffic & Lighting Division, Geotechnical &Materials Engineering Division, Grading and Drainage Division*
- ☒ Health Services: Env. Health, Environmental Hygiene
- ☒ *Sanitation Districts*
- ☒ Fire Department: *Fire Prevention Division; Forestry Division*
- ☒ *Sheriff Department*
- ☒ *Public Library*

IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	6	☒	☐		
	2. Flood	7	☒	☐		
	3. Fire	8	☒	☐		
	4. Noise	9	☒	☐		*Comply with County Noise Ordinance*
RESOURCES	1. Water Quality	10	☒	☐		
	2. Air Quality	11	☒	☐		
	3. Biota	12	☒	☐		*Implement conditions of Oak Tree Permit*
	4. Cultural Resources	13	☒	☐		
	5. Mineral Resources	14	☒	☐		
	6. Agriculture Resources	15	☒	☐		
	7. Visual Qualities	16	☒	☐		
SERVICES	1. Traffic/Access	17	☒	☐		*Tract map conditions for ADA requirements*
	2. Sewage Disposal	18	☒	☐		*Pay connection fee to County Sanitation District*
	3. Education	19	☒	☐		*Pay library mitigation fees*
	4. Fire/Sheriff	20	☒	☐		
	5. Utilities	21	☒	☐		
OTHER	1. General	22	☒	☐		
	2. Environmental Safety	23	☒	☐		
	3. Land Use	24	☒	☐		
	4. Pop./Hous./Emp./Rec.	25	☒	☐		
	Mandatory Findings	26	☒	☐		

DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: *Urban: Conservation/Maintenance*

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

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

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

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

☐ Check if DMS overview worksheet completed (attached)

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

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: *Rudy Silvas* Date: *5/26/10*

Approved by: *Paul McCarthy* Date: *5/26/10*

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

☐ Determination appealed–see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

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

State of California Earthquake Fault Zone – El Monte Quadrangle Map; site is 1.4 mi. southeast of accurately mapped earthquake fault (Raymond Fault), 1.1 mi. southeast of special study zone; per Plate 1 Los Angeles County Fault Rupture Hazards and Historic Seismicity Map - site approximately 1.3 miles northeast of marked earthquake epicenter 5.0 ≥ M < 7.0.

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

Plate 5 Los Angeles County Landslide Inventory Map; no indication of landslides.

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

Plate 5 Los Angeles County Landslide Inventory Map; no slope instability.

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

Not Located in Liquefaction Hazard Zone – State Seismic Hazard Zones Map, El Monte Quadrangle:(1999); Plate 4 Los Angeles County Liquefaction Susceptibility Map: (1990) no liquefaction potential indicated; Plate 3 Los Angeles County Shallow and Perched Ground Water Map: nothing indicated.

e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Verification will be completed by Public Works

h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

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

Comply with requirements of Geotechnical and Materials Engineering Division of Public Works.

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
				USGS quadrangle El Monte
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
				Plate 6 - Los Angeles County Flood & Inundation Hazards Map
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
				Plate 5 - Los Angeles County Land Slide Inventory Map
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design

Comply with the requirements of Public Works for approved drainage concept, LID standards.

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Plate 7 – Los Angeles County Wild Land and Urban Fire Hazards Map*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ Fuel Modification/Landscape Plan

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

☐ Project Design ☐ Compatible Use

Comply with all requirements from Fire Department

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

☒ Title 12 Environmental Protection, Chapter 12.08 Noise Control

☒ Building Ordinance No. 2225--Chapter 35

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

Project shall comply with Los Angeles County Noise Control ordinance per Chapter 12.08 of Los Angeles County Code, Title 12.

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

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

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

☐ Lot Size ☐ Project Design

Applicant will be required to comply with LID requirements per Municipal Code Chapter 12.84 (Low Impact development Standards), the County's LID Ordinance per Los Angeles County Code, Title 12.

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Project site located in South Coast Air Basin*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Temporary generation of dust during construction period*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors:

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

Comply with dust control requirements by Public Health and Public Works.

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

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

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

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

Project will require oak tree permit for encroachment of three ordinance sized oaks, and for mitigation of two oaks that were pruned without a permit. Applicant must comply with conditions set forth by the County Forester in letter dated August 19, 2010, will be reflected in oak tree permit.

CONCLUSION

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

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

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.		☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Oak Trees*
b.		☒	☐	Does the project site contain rock formations indicating potential paleontological resources? *Plate 2 Los Angeles County: Engineering Geologic Materials Map, (Pfm) Pleistocene alluvium or marine terrace deposits, fine to medium coarse grained.*
c.		☒	☐	Does the project site contain known historic structures or sites?
d.		☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.		☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.		☒	☐	Other factors?

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

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Applicant required to comply with Oak tree permit conditions.

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.	[redacted]	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	[redacted]	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors?

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

[redacted] ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

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

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

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

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

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

CONCLUSION

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

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

RESOURCES - 8. Greenhouse Gas Emissions

SETTING/IMPACTS

		No	Maybe	
a.		☒	☐	Would the project generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.
b.		☒	☐	Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?
c.		☒	☐	Other factors?

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more, and is it located in an area with known congestion problems (roadway or intersections)? *Project is a 7 unit residential subdivision project.*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Ingress and egress through a T-intersection*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☐	☒	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☒	☐	☐	Other factors? *New driveway aprons and curb ramp must provide ADA compliant pedestrian paths along the public sidewalk. Tract map conditions will require applicant to meet ADA requirements to the satidfaction of Public Works prior to recordation of final map.*

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

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

Initiate all requirements from Traffic and Lighting, Road and Land Development Divisions of Public Works. Applicant must meet all tract map conditions, ADA requirements, prior to final map recordation.

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	[redacted]	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?

Project to be served by Los Angeles County Department of Public Works Consolidated Sewer Maintenance District within the project area, and must connect to County Sanitation District No. 15, do not anticipate capacity problems based on current average flow measurements at San Jose Creek Water Reclamation Plant (WRP) or at alternate Whittier Narrows WRP, both operating below design capacity.

b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?

Each detached unit will require a separate sewer lateral with connection to a new mainline sewer.

c.	☐	☐	☒	Other factors? *Connection fee and will serve letter required by County Sanitation District.*

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

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

Comply with all requirements set forth by Public Works. Applicant must pay required sewer connection fee to County Sanitation District and obtain will serve letter.

CONCLUSION

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

[redacted] ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

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

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

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

Applicant must pay current library facilities mitigation fees of $5,600 ($800 X 7 residential units) to the County Public Library, or the fee per residential unit in effect at the time building permits are issued, to mitigate impacts to library services.

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.	[redacted]	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Temple City Sheriff Station 0.75 mi. to southeast, Fire Station 1.75 mi. to east, both in Temple City.*
b.	[redacted]	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	[redacted]	☒	☐	Other factors?

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

☐ Fire Mitigation Fees

CONCLUSION

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

[redacted] ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Project shall comply with all requirements set forth by Public Works on tentative map conditions prior to recordation of final map.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
				Project must comply with Green Building Standards/ requirements
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot size ☐ Project Design ☐ Compatible Use

Implement requirements for Green Building standards

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

Construction, demolition, and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50% of the construction and demolition debris generated by weight per the County's Construction and Demolition debris Recycling and Reuse Ordinance. A recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before construction, demolition, or grading permit may be issued.

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

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

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

CONCLUSION

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

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

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

SETTING/IMPACTS

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

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

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

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

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

3/30/11
COMMISSION PUBLIC HEARING
AGENDA ITEM NO. 6
TR066664-(5)

ATTACHMENT "C"

ADDITIONAL CORRESPONDENCE RECEIVED SINCE JANUARY 19, 2010

KAREN F. MAYEDA

February 22, 2011

Mr. Jodie Sackett
Land Divisions Section
L.A. County Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

FEB 24 2011

RE: Project No. TR066664-(5)/Tentative Tract Map No. 066664

Dear Mr. Sackett,

Two factors that have contributed to the charm of our neighborhood are the lack of sidewalks and minimal street lighting. As the neighborhood become more crowded, these factors are no longer charming and make our streets more dangerous. Given the size of the homes contemplated by the developer of 8300 Longden, this subdivision could add another 30 cars to our area, which will increase traffic, speeding and reckless driving. Longden needs sidewalks, better lighting, reflective markers, perhaps more stop signs or a traffic light, better drainage (when I walk my dog after it rains, I have to walk in the street to avoid the huge puddles). It is **not** pedestrian friendly and is positively hostile to anyone with any type of disability. There are only 2 lousy stop signs on Longden, between Rosemead and San Gabriel Boulevard—the one at Willard is barely a suggestion (i.e., most drivers do not come to a full stop). These issues must be addressed before it gets worse. Over the past few years, the number of horrific accidents have increased in our area. It is NOT OK for a developer to make a buck off of crapping up our neighborhood.

The other day I witnessed a man in a motorized wheelchair trying to negotiate his way along the shoulder of the road. YIKES. Often, he was forced to go into the street to avoid pitching over. Without sidewalks or well-defined paths, cars passed dangerously close.

I appreciate the efforts of the developer and the Commission in resolving the CSD issues, but the safety issues that have been raised in earlier correspondence should be addressed by the proposed subdivision.

Sincerely,

cc: Susan Tae

8373 WENDON STREET • SAN GABRIEL, CA • 91775
PHONE: 323-309-1359

KAREN F. MAYEDA

March 4, 2011

Mr. Jodie Sackett
Land Divisions Section
L.A. County Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

RE: Project No. TR066664-(5)/Tentative Tract Map No. 066664

Dear Mr. Sackett,

Did you know that Public Works is currently conducting traffic studies in our neighborhood? Approval of the proposed subdivision should be deferred until results of these tests are released and analyzed!

The owner of the property at the corner of San Gabriel Boulevard and E. Coleridge Drive (north of Huntington Drive) tore down the original structure ages ago. Nothing has been built and the property is now overgrown. **It is an eyesore**. I do not want that to happen in our neighborhood. Is the developer of the above-referenced project planning to demolish the existing structure as soon as possible? What requirements will be placed on him to maintain the property while he looks for buyers? The approval of the subdivision must address upkeep.

Thank you for your attention.

Sincerely,

cc: Susan Tae

MAR - 7 2011

8373 WENDON STREET • SAN GABRIEL, CA • 91775
PHONE: 323-309-1359