



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

**PROJECT NO. TR066664-(5)**  
 TENTATIVE TRACT MAP NO. 066664  
 OAK TREE PERMIT CASE NO. 200900048  
 CSD MOD CASE NO. 201000004  
 ENVIRONMENTAL ASSESSMENT CASE NO. 200600078

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO.	
PUBLIC HEARING DATE October 20, 2010	

<b>APPLICANT</b> Francis Tang	<b>OWNERS</b> Francis Tang	<b>REPRESENTATIVE</b> Cal Land Engineering Inc.
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**REQUEST**  
Tentative Tract Map: To create seven single-family lots on 1.6 gross acres.  
Oak Tree Permit: For three encroachments and retroactive pruning.  
CSD Modification: For less than 60 feet of street frontage and less than 50 percent front yard landscaping.

<b>LOCATION/ADDRESS</b> 8300 Longden Avenue, San Gabriel	<b>ZONED DISTRICT</b> East San Gabriel
<b>ACCESS</b> Longden Avenue	<b>COMMUNITY</b> East Pasadena – East San Gabriel
	<b>EXISTING ZONING</b> R-1-7,500 (Single-Family Residential – 7,500 Square Foot Minimum Required Lot Area)

<b>SIZE</b> 1.6 gross (1.3 net) acres	<b>EXISTING LAND USE</b> One single-family residence	<b>SHAPE</b> rectangular	<b>TOPOGRAPHY</b> flat
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**SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)**

<b>North:</b> Single-family residences / R-1, R-1-7,500	<b>East:</b> Single-family residences, duplex / R-1-7,500
<b>South:</b> Single-family residences / R-1	<b>West:</b> Single-family residences, multi-family residences (apartments) / R-1, R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential – One to Six Dwelling Units Per Gross Acre)	9 DU	Yes

**ENVIRONMENTAL STATUS**  
 A Negative Declaration has been prepared for this project, as staff determined that the project will not have a significant effect on the environment.

**DESCRIPTION OF SITE PLAN**  
 The tentative map dated July 7, 2010 depicts seven single-family lots arranged linearly in a north-south direction from Longden Avenue. Lot sizes range from 7,842 to 9,754 net square feet, and measure approximately 138 feet in length by 72 feet in width. All proposed lots gain access to Longden Avenue via a proposed 26-foot wide private driveway and fire lane with a four-foot wide walkway abutting the fire lane on its westerly edge. Lot Nos. 2 through 7 lack public street frontage. A fire truck turnaround is located near the middle of the site between Lot Nos. 4 and 5. There are three Oak trees located at the rear of the site and will be encroached upon by the proposed fire lane and/or existing perimeter fences and a proposed five-foot high block wall. Approximately 800 cubic yards of fill grading is proposed. The existing residence and detached structures (garage and shed) are proposed to be demolished and removed.

**KEY ISSUES**

- CSD Modification: Staff is recommending approval of the CSD modification request to allow less than the required street frontage and front yard landscaping, as the project design is consistent with the character of the community and supports the policies of the General Plan.
- Oak Tree Permit: Staff is recommending approval of the Oak tree permit request for three encroachments. Three existing Oak trees will remain protected onsite. Two additional (new) Oak trees are required to be planted in order to mitigate the effects of past unauthorized pruning.

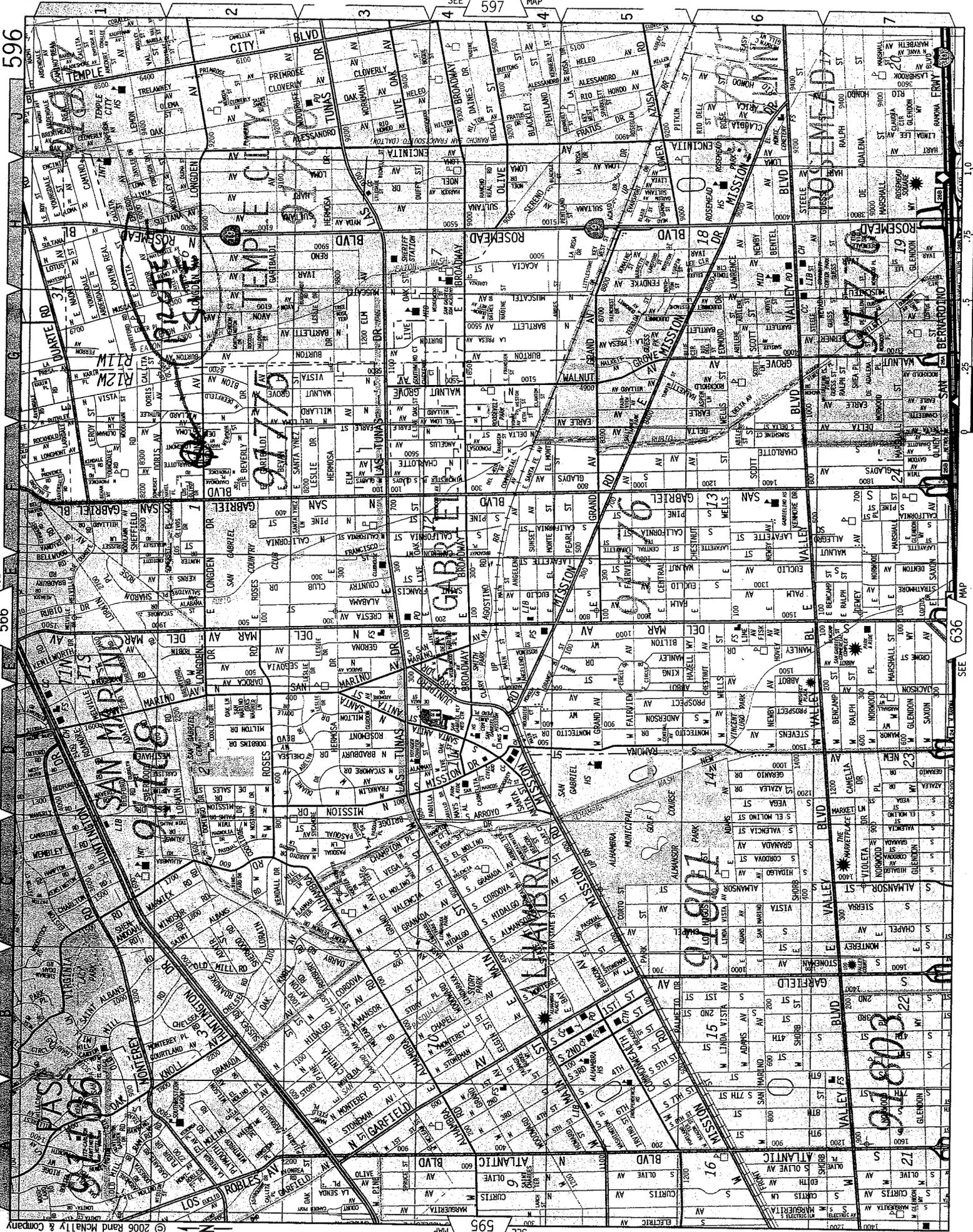
**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

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

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







**PROJECT NO. TR066664-(5)  
OAK TREE PERMIT CASE NO. 200900048  
CSD MODIFICATION CASE NO. 201000004  
TENTATIVE TRACT MAP NO. 066664**

**STAFF REPORT**

**OCTOBER 20, 2010  
REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**1. PROJECT OVERVIEW**

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, and a modification of the East Pasadena – San Gabriel Community Standards District (“CSD”) standards for less than the required 60 feet of public street frontage and less than 50 percent of required front yard landscaping for six single-family lots. The project site is located at 8300 Longden Avenue, in the unincorporated community of East Pasadena – East San Gabriel, Fifth Supervisorial District of Los Angeles County.

Significant project issues include the following:

- **CSD Modification**: Proposed Lot Nos. 2 through 7 lack frontage along a public street but instead front along a proposed 26-foot wide private driveway and fire lane. A modification of the CSD standards is requested for less than the required 60 feet of public street frontage. A modification of CSD standards is also requested for less than 50 percent of required front yard landscaping for Lot Nos. 1 through 6. Staff is recommending approval of the CSD modification, as the proposed lot sizes, layout of the subdivision, and overall project design are compatible with the community character and adjacent developed lots, and allow the development to aesthetically enhance the area.
- **Oak Tree Permit**: A proposed private driveway and fire lane, block wall and fencing will encroach into the protected zone of three Oak trees located in the rear of the subject property. Also required under the Oak tree permit is the planting of two new Oak trees to mitigate the effects of past unauthorized pruning on the subject site. Staff is recommending approval of the permit.

**2. DESCRIPTION OF THE SUBJECT PROPERTY**

**Location**: The project site is located at 8300 Longden Avenue, in the unincorporated community of East Pasadena – East San Gabriel, East San Gabriel Zoned District, Fifth Supervisorial District of Los Angeles County.

**Existing Features**: The subject property is approximately 1.6 gross acres (1.3 net acres) in size, rectangular in shape, with flat terrain. There is an existing single-family residence, detached garage and shed all to be removed, and a five-foot high fence in the rear of the subject property to remain.

Access: Access to the subject property is via Longden Avenue, a public street with 60 feet of existing right of way and 40 feet of paved width.

Water and Sewer Service: Public water service to the project site will be provided by the Sunny Slope Water Company, a domestic water system. Sewage disposal will be provided by the Los Angeles County Sanitation District No. 15.

### **3. ENTITLEMENTS REQUESTED**

Tentative Tract Map No. 066664: To create seven single-family lots on 1.6 gross acres.

Oak Tree Permit Case No. 200900048: To encroach into the protected zone of three Oak trees and retroactive pruning of two Oak trees (none heritage).

CSD Modification Case No. 201000004: To allow 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.

### **4. EXISTING ZONING**

Subject Property: The entire subject property consists of R-1-7,500 (Single-Family Residential – 7,500 Square-Foot Minimum Required Lot Area) zoning.

Surrounding Area: Surrounding zoning within 500 feet of the subject property:

- 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)

### **5. EXISTING LAND USES**

Subject property: The subject property consists of one parcel of land currently developed with one single-family residence and two accessory structures (a detached garage and a detached storage shed), all proposed to be demolished.

Surrounding land use types within 500 feet of the subject property:

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

## **6. PREVIOUS CASES/ZONING HISTORY**

Previous Cases: The subject property was originally created as a portion of Tract No. 2254 recorded on August 6, 1913.

Zoning History: The current zoned district was created by Ordinance No. 1891 adopted on September 12, 1927. The ordinance establishing the current zoning was 11801 (Zoning Case 6362) effective October 20, 1978.

## **7. PROJECT DESCRIPTION**

Site Design: The tentative map dated July 7, 2010 depicts seven single-family lots on 1.6 gross (1.3 net) acres. The proposed lots are configured linearly to the south from Longden Avenue, with the narrower sides (widths) facing east-west. All proposed lots are rectangular in shape, measure approximately 138 feet long by 72 feet wide, and are sized as follows:

- Lot No. 1: 14,609 gross (8,196 net) square feet
- Lot Nos. 2 through 6: 10,017 gross (7,842 net) square feet
- Lot No. 7: 10,017 gross (9,754 net) square feet

Access: All proposed lots gain access to Longden Avenue via a proposed 26-foot wide private driveway and fire lane extending to the south from Longden. The private driveway/fire lane is approximately 450 feet long, has a proposed two-foot wide landscape buffer strip along its easterly edge, and a proposed four-foot wide permeable brick walkway proposed along its westerly edge. The proposed brick walkway will provide pedestrian access by connecting to the existing sidewalk on Longden. A fire truck turn-around is located near the middle of the development between Lot Nos. 4 and 5.

Grading: 800 cubic yards of fill grading is proposed for the project.

Oak Trees: Two Oak trees are located on the easterly property line near the rear of the subject property. Both Oaks will be encroached upon by an existing fence and the proposed driveway/fire lane. The encroaching fire lane will be paved with a permeable brick surface in the portion lying within the Oak protected zones. A third Oak tree is located at the rear of the subject property and is encroached upon by an existing fence. This Oak (trunk) is located on the subject property. All three Oak tree canopies also extend into adjacent properties.

Landscaping: Required as part of the development conditions of approval is the planting of seven new front yard trees in accordance with the provisions of the County Code (Subdivision Ordinance). Additional trees related to Oak mitigation and Green Building compliance may be required. Staff is recommending that the required tree plantings (minimum seven new trees) be integrated into one landscape design to achieve an aesthetic benefit and maximize shade cover.

## **8. GENERAL PLAN CONSISTENCY**

### **LAND USE ELEMENT**

Land Use Policy Map: The subject property is contained within the Category 1 (Low Density

Residential – One to Six Dwelling Units Per Acre) land use category of the Los Angeles Countywide General Plan (“General Plan”). Proposed single-family lots are consistent with the allowed land uses of Category 1 (see General Plan, Land Use Element, p. LU-13). In addition, Category 1 allows a maximum density of nine dwelling units on the subject property. As seven dwelling units are currently proposed, the project is consistent with the density provisions of the General Plan (p. LU-13).

#### **CONSERVATION AND OPEN SPACE ELEMENT**

Promote Landscaping: Staff is recommending that required tree plantings for the subdivision and Oak tree permit (minimum seven new trees total) be integrated into one overall landscape design that provides and aesthetic benefit and reduces energy consumption (i.e., provides shade cover). The General Plan states that landscaping is needed in order to “provide scenic beauty [and] make the urban environment more attractive and pleasant” (Open Space Element, p. OS-24). Further, the General Plan states to “integrate landscaping... into housing developments” and to “encourage tree planting programs to enhance the beauty of urban landscaping” (p. OS-24). Staff is recommending in the CSD Modification conditions of approval that the applicant submit a landscape plan showing the location, spacing and species of the minimum seven new trees, and show how the trees are integrated with other landscaping, structures and development features. Staff believes that such a plan will help ensure that the project landscaping helps make the urban environment “more attractive and pleasant”, and thus consistent with the General Plan.

#### **GENERAL GOALS AND POLICIES**

Land Use/Urban Development Pattern: The proposed project will redevelop one single-family parcel into seven new single-family lots. This supports General Plan policy by increasing density in an older existing urbanized area, resulting in a more concentrated pattern of urban development (General Goals/Policies, Policy 17, p. G-14). In addition, the project supports overall General Plan policy direction to avoid new development in environmentally sensitive areas, conserve energy (via fewer overall “vehicle miles traveled” thus reducing dependency on the private automobile), and efficiently utilize existing public facilities such as roads, water and sewer systems (see p. G-12).

### **9. COMMUNITY STANDARDS DISTRICT (“CSD”)**

The following development standards of the East Pasadena-San Gabriel CSD apply to the proposed subdivision (Section 22.44.135 of the County Code):

Lot Width: A minimum average lot width requirement of 60 feet for each lot. All proposed lots have an average lot width of 72 to 75 feet, meeting the CSD requirement.

Street Frontage: A minimum requirement of 60 feet of public street frontage for each lot. Lot No. 1 has 138 feet of frontage along Longden Avenue. Lot Nos. 2 through 7 front along the proposed private driveway/fire lane and do not have public street frontage. Therefore, a modification of standards is required for Lot Nos. 2 through 7. In accordance with the provisions of Section 22.44.135.C4, modifications to CSD standards require a Director’s Review. The Director’s Review for a CSD modification can be considered and approved concurrently with the subdivision application by the hearing body (see Section 22.56.1700).

(Please refer to Section 10 of this report for more information regarding the CSD modification request.)

Front Yard Landscaping: A minimum of 50 percent of the required front yard of each residential lot must contain “softscape” landscaping. As currently proposed, Lot Nos. 1 through 6 contain a 26-foot wide private driveway and fire lane within the required front yard area, along with a two-foot wide landscape strip abutting the easterly lot line. The required front yard for the R-1 zone is 20 feet. Two feet of the required front yard area for Lot Nos. 1 through 6 is proposed to be landscaped, while 18 feet will be covered by hardscape (driveway/fire lane). Thus, only 10 percent of the “required” front yard will be landscaped. A Director’s Review for a CSD modification is required for this item (please refer to Section 10 of this report).

Future development on the subject property will be subject to additional CSD standards (such as building height and setbacks) and will be evaluated for CSD compliance at the plot plan review stage prior to the issuance of building permits.

## **10. CSD MODIFICATION**

In accordance with the provisions of Sections 22.44.135 and 22.56.1690 of the Los Angeles County Code (“County Code”), modification of CSD standards must meet the following four criteria:

### **Director’s Review (22.56.1690)**

- 1) *That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;*
- 2) *That the use, development of land and/or application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring properties and is in conformity with good zoning practice; and*
- 3) *That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.*

### **CSD Modifications (22.44.135.C4)**

- 4) *In addition to the above criteria, the hearing body shall consider the unique characteristics of the neighborhood in which the site is located.*

With respect to the above criteria, the proposed development meets all other applicable provisions of Title 22, to include a minimum required lot area of 7,500 net square feet for each single-family lot. The lots are arranged with frontage averaging 68 feet along a proposed 26-foot wide private driveway and fire lane of sufficient width to allow ingress and egress of vehicles and meet the emergency access requirements of the Los Angeles County Fire Department (“Fire”).

There are no known features of the subdivision that would not ensure the protection of the public health, safety and general welfare or present adverse effects on neighboring

properties. The proposed lots are compatible in shape and size with surrounding lots and oriented in a manner that matches the surrounding neighborhood pattern. The proposed single-family lots are large enough to accommodate new residences with front, side and rear yards that are consistent with existing residences on adjacent parcels and can meet applicable CSD and zoning standards. All proposed front yards will have enough area to contain more than 30 feet of "softscape" landscaping, meeting the intent of the CSD to "enhance aesthetics and community character".

The application of development standards is suitable from the standpoint of functional developmental design because the proposed density, lot configuration and private driveway/fire lane design optimize neighborhood compatibility. The proposed application of development standards avoids use of full public street standards that would make the subdivision infeasible, potentially cause lot configurations otherwise at odds with the surrounding community character, and greatly increase the amount of impervious surface on the subject site. The project lot configuration is consistent with the neighborhood character of other parcels that both do and do not have public street frontage; yet, the proposed lots are large enough and have enough front yard area to be compatible with other parcels that have public street frontage. Thus, the project design is optimal.

Lastly, the unique characteristics of the neighborhood include adjacent developed parcels of land that have less than the required amount of street frontage and front yard landscaping, similar to the proposed project design.

**The applicant's responses to the above criteria are attached.**

### **11. OAK TREE PERMIT**

Upon review of the arborist's report dated September 10, 2009, the Los Angeles County Forester and Fire Warden ("Forester") issued recommended conditions of approval for the proposed Oak tree permit. The arborist's report indicated that the encroachments are due to existing fences and walls to remain, and new development proposed on the site (single-family residence, private driveway/fire lane). The Forester is recommending approval of the permit request with a tree mitigation ratio of one-to-one (1:1) for two of the three Oak trees that received "non-permitted pruning", for a total of two new Oak trees to be planted on the project site.

The approval of the Oak Tree Permit is based on the following findings stated in Section 22.56.2100 of the County Code ("burden of proof"):

- 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;*
- B. *That the encroachment of two Oak trees is necessary for development reasons as the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;*
- C. *That the encroachment of the Oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and*

- D. That the encroachment of the Oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the Oak tree permit procedure.*

**The Oak Tree Report and applicant's responses to the burden of proof are attached.**

## **12. COUNTY GREEN BUILDING PROGRAM**

Low Impact Development ("LID"): Staff determined that LID applies to the proposed project. The project received approval for a LID/Drainage Plan from the Los Angeles County Department of Public Works ("Public Works") on June 3, 2010.

Green Building and Drought-Tolerant ("D-T") Landscaping: The project will be required to comply with the County's Green Building and D-T Ordinances prior to the issuance of building permits.

## **13. ENVIRONMENTAL DETERMINATION**

On September 2, 2010 staff completed an Initial Study and determined that a Negative Declaration is required, according to the State and County environmental reporting guidelines. The Negative Declaration concludes that the project will have less than significant/no impacts on the environment.

**The environmental determination is attached.**

## **14. AGENCY COMMENTS AND RECOMMENDATIONS**

### Subdivision Committee

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative tract map dated July 7, 2010, and recommends approval with the attached conditions.

### Regional Planning

Staff is recommending in the CSD Modification conditions of approval (Condition No. 4) that the applicant submit a landscape plan showing the location, spacing and species of the minimum seven new trees, and show how the trees are integrated with other landscaping, structures and development features.

## **15. COMMUNITY COMMENTS**

At the time of writing, staff has received a letter from the nearby City of San Gabriel ("City") dated June 28, 2006. The City recommends payment of additional "impact fees" to the City for related police, fire, parks, traffic and sewer impacts. Staff believes the additional County fees (such as those required for Quimby and library service area) are sufficient for the proposed development and does not recommend payment of additional fees to the City.

Two items of correspondence in opposition were received from local residents in response to the notification for the October 20, 2010 public hearing. One resident is opposed due to the proposed increase in density and the impact on the subject Oak trees, and another is opposed due to the lack of required front yard area and lack of public street frontage.

**All correspondence is attached.**

## **16. LEGAL NOTIFICATION AND POSTING**

Notification was provided as listed below:

- **Hearing Notices:** On September 15, 2010, hearing notices were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property, as well as those on the courtesy mailing list for the East San Gabriel Zoned District, for an approximate total of 422 notices.
- **Project Site Posting:** On September 15, 2010, one hearing notice sign was posted at the property frontage along Longden Avenue.
- **Library Package:** On September 16, 2010, project materials, including a tentative tract map, land use map, draft staff report, conditions and the environmental determination were sent to the Temple City Library.
- **Website Posting:** On September 16, 2010, a copy of the library package containing the draft staff report, conditions and environmental determination was posted on the Regional Planning website.
- **Newspaper Advertisement:** On September 17, 2010, the public hearing notice was published in The San Gabriel Valley Tribune and La Opinion newspapers.

## **17. STAFF CONCLUSION**

### **STAFF SUMMARY**

**Subdivision Compliance:** Staff has reviewed the tentative tract map dated July 7, 2010, for compliance with the Subdivision Ordinance and determined that it meets all applicable standards with the exception of required parcel frontage for proposed Lot Nos. 2 through 7. According to the provisions of the Section 21.24.040 of the County Code (Subdivision Ordinance), parcel frontage requirements can be modified ("waived") when found that:

*"Topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity... make the strict application of the provisions... impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby."*

Staff believes that the pattern of ownership and state of development of parcels in the immediate vicinity make the strict application of the Code's minimum 50-foot public street frontage requirements impractical. Application of the strict standard would require

construction of a full-width public street in order to provide the minimum required frontage for each lot, creating either substandard parcel sizes (insufficient net area) or a reduction in project density that would make development of the project infeasible for the applicant. As staff previously mentioned for the CSD modification, the current project design does not adversely affect the public health, safety or general welfare, and optimizes neighborhood compatibility by providing lots consistent in shape, size and orientation with adjacent parcels. The design provides sufficient ingress/egress access along a private driveway/fire lane that reduces impervious surface compared with a full-width public street, and allows each lot to have sufficient distance for front yard setbacks. For these reasons, staff believes the public street frontage waiver criteria to be satisfied.

Zoning Compliance/CSD Modification: The project complies with the applicable standards of the R-1-7,500 zone, which requires a minimum lot area of 7,500 net square feet for each lot. The proposed development also complies with all applicable CSD provisions except for the standards related to minimum required public street frontage (less than 60 feet for Lot Nos. 2-7) and front yard landscaping (50 percent of the "required" front yard area). As described earlier, staff believes that the proposed CSD modification request meets the Director's Review criteria for both items.

Oak Tree Permit: Staff concurs with the 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.

Environmental Determination: Staff determined a Negative Declaration for the project, and no mitigation measures are necessary to avoid potentially significant environmental impacts.

General Plan Consistency: Staff has determined that the project is overall consistent with the General Plan. The redevelopment of a relatively large parcel of land to a higher intensity is consistent with overall General Plan direction to keep older urban areas revitalized and avoid the environmental, social and economic costs of developing in more sensitive areas at or beyond the "urban fringe" (see Land Use Element, pp. LU-2 to LU-5). Further, the design of the project and its required tree plantings provide an opportunity to enhance the urban environment through landscaping, consistent with conservation and open space policies (see C/OS Element, p. OS-24).

Community Comments: Staff believes the City's comments have either been addressed in the attached recommended reports and conditions of the Subdivision Committee, or, are otherwise inapplicable. Regarding comments from local residents, staff believes that the design of the project, project conditions, and Oak tree mitigation measures sufficiently address any potential concerns with increased density and/or impacts to Oak trees.

## CONCLUSION

Based on the above analysis, staff has determined that the project complies with all applicable provisions of the County Code and is overall consistent with the General Plan. Staff has also determined that all agency and community concerns have been adequately addressed, and that the proposed Negative Declaration reflects a reliable assessment of the project's potential impacts on the environment. Therefore, in conclusion, staff recommends that the project be **approved**.

## **18. FEES/DEPOSITS**

If approved, the following shall apply:

### California Department of Fish and Game:

A processing fee (currently \$2,085.25) associated with the filing and posting of a Notice of Determination with the Los Angeles County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

### Los Angeles County Librarian:

A fee (currently \$5,621.00) must be paid prior to building permit issuance for library facilities mitigation.

### Fire Department (Forester):

Deposit with Fire a sum of \$300.00. Such fees shall be used to compensate the Forester \$100.00 per inspection (three inspections) to cover expenses incurred while inspecting the project to determine the permittee's compliance with Oak Tree Permit conditions of approval.

### Regional Planning:

A fee of \$200.00 per inspection for bond release will be charged to ensure completion/installation of onsite improvements such as front yard tree planting in compliance with the Subdivision Ordinance.

## **19. STAFF RECOMMENDATION**

Staff recommends that the Negative Declaration be approved, and that the tentative tract map, Oak tree permit and CSD modification be approved.

**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, Oak Tree Permit Case No. 200900048, and CSD Modification Case No. 201000004, with the attached findings and conditions."**

### Attachments:

1. Factual
2. Draft findings and conditions
3. Environmental determination
4. Correspondence
5. Oak and CSD Mod burdens of proof
6. Site photos
7. GIS-Net map
8. Thomas Brothers Guide map page
9. Land use map
10. Tentative tract map dated July 7, 2010

**FINDINGS OF THE LOS ANGELES COUNTY  
REGIONAL PLANNING COMMISSION  
PROJECT NO. TR066664-(5)  
CSD MODIFICATION CASE NO. 201000004**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Community Standards District ("CSD") Modification Case No. 201000004 on October 20, 2010. CSD Modification Case No. 201000004 was heard concurrently with Oak Tree Permit Case No. 200900048 and Vesting Tentative Tract Map No. 066664.
2. CSD Modification Case No. 201000004 is a 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 Community Standards District ("CSD").
3. Oak Tree Permit Case 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. Vesting Tentative Tract Map No. 066664 is a related request to create seven single-family lots on 1.6 gross acres.
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 Residential – 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

**PROJECT NO. TR066664-(5)**  
**CSD MODIFICATION CASE NO. 201000004**  
**Draft Findings**

- 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 CSD modification has been requested. Regarding the CSD modification, the proposed lots are compatible in shape and size with surrounding lots and oriented in a manner that matches the surrounding neighborhood pattern. The proposed lots are large enough to accommodate new residences with front, side and rear yards that are consistent with existing residences on adjacent parcels and can meet applicable CSD and zoning standards. All proposed front yards will have enough area to contain more than 30 feet of "softscape" landscaping, meeting the intent of the CSD to "enhance aesthetics and community character". Lastly, the unique characteristics of the neighborhood include adjacent developed parcels of land that have less than the required amount of street frontage and front yard landscaping, similar to the proposed project design.
  16. Staff has reviewed the CSD modification and determined that it meets the required findings for a Director's Review according to Sections 22.44.135 and 22.56.1690 of the County Code.
  17. On June 28, 2006, a letter of correspondence was received from the City of San Gabriel ("City"). The letter requests that the proposed development pay additional impact fees and assessments to the City.
  18. Two items of correspondence in opposition were received from local residents in response to the notification for the October 20, 2010 public hearing. One resident is opposed due to the proposed increase in density and the impact on the subject Oak trees, and another is opposed due to the lack of required front yard area and lack of public street frontage.
  19. On October 20, 2010, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
  20. On October 20, 2010, the Commission discussed the proposed development and made comments.

[RESERVED]

21. On October 20, 2010, the Commission considered the recommendation of staff and testimony of the applicant, closed the public hearing and approved CSD Modification No. 201000004.
22. 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.
23. 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.
24. 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.
25. 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"), 13<sup>th</sup> 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 COMMISSION CONCLUDES:**

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring properties and is in conformity with good zoning practice;
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design; and
- D. That the unique characteristics of the neighborhood in which the site is located have

been considered.

**THEREFORE**, in view of the findings of fact and conclusions presented above, CSD Modification Case No. 201000004 is approved, subject to the attached conditions established by the Commission.

**DRAFT**

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. TR066664-(5)  
CSD MODIFICATION CASE NO. 201000004**

**DRAFT CONDITIONS:**

1. The permittee shall conform to the requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the requirements of the R-1-7,500 (Single-Family Residential – 7,500 Square Foot Minimum Required Lot Area) zone, as well as Tentative Tract Map No. 066664 and Oak Tree Permit Case No. 200900048. Also, conform to the requirements of the East Pasadena-San Gabriel Community Standards District ("CSD") except as otherwise modified herein.
2. Permission is granted to allow less than the required 60 feet of street frontage for Lot Nos. 2, 3, 4, 5, 6 and 7, as modified herein and depicted on the tentative map dated July 7, 2010.
3. Permission is granted to allow less than 50 percent of the required front yard softscape landscaping for Lot Nos. 1, 2, 3, 4, 5 and 6, as modified herein and depicted on the tentative map dated July 7, 2010.
4. Prior to final map recordation, the permittee or successor in interest shall submit one copy of a landscaping plan to Regional Planning for review and approval. The landscaping plan shall show a minimum of seven new trees planted within the front yard of each residential lot in a manner that achieves an aesthetic benefit and maximizes shade cover along the proposed walkway. The landscaping plan shall show the location, spacing and species of the trees, and show how they are integrated with other proposed landscaping, structures and development features. If applicable, this landscape plan shall incorporate any additional tree plantings required as Oak mitigation measures and/or to comply with the Los Angeles County Green Building Ordinance. The landscape plan shall also demonstrate compliance with the County Drought-Tolerant Landscaping Ordinance.
5. 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. 5 and until all required monies have been paid pursuant to Condition Nos. 7 and 10. Notwithstanding the foregoing, this Condition No. 4, and Condition Nos. 7 and 10, shall be effective immediately upon final approval of this grant by Los Angeles County.
6. 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.
7. 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.

8. Within three (3) days after approval, the permittee or successor in interest shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the 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.
9. The permittee or successor in interest shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, in action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which in action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.
10. 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 the 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.
11. In the event that any claim, action or proceeding as described above is filed against the County, the permittee or successor in interest 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 purposes 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 permittee, or the permittee's counsel. The permittee or successor in interest shall pay the following supplemental deposits, from which actual cost shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee 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 permittee, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Community Standards District ("CSD") Modification Case No. 201000004 on October 20, 2010. CSD Modification Case No. 201000004 was heard concurrently with Oak Tree Permit Case No. 200900048 and Vesting Tentative Tract Map No. 066664.
2. Oak Tree Permit Case 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. CSD Modification Case 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 Community Standards District ("CSD").
4. Vesting Tentative Tract Map No. 066664 is a related request to create seven single-family lots on 1.6 gross acres.
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 Residential – 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

- 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 concurs with the 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. Staff has reviewed the Oak tree permit and determined that it meets the required findings (“burden of proof”) of Section 22.56.2100 of the County Code.
  17. On June 28, 2006, a letter of correspondence was received from the City of San Gabriel. The letter requests that the proposed development pay additional impact fees and assessments to the City.
  18. Two items of correspondence in opposition were received from local residents in response to the notification for the October 20, 2010 public hearing. One resident is opposed due to the proposed increase in density and the impact on the subject Oak trees, and another is opposed due to the lack of required front yard area and lack of public street frontage.
  19. On October 20, 2010, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
  20. On October 20, 2010, the Commission discussed the proposed development and made comments. [RESERVED]
  21. On October 20, 2010, the Commission considered the recommendation of staff and testimony of the applicant, closed the public hearing and approved Oak Tree Permit Case No. 200900048.
  22. 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.

23. 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.
24. 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.
25. 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.
26. 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"), 13<sup>th</sup> 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 Los Angeles County Code (Zoning Ordinance).

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

**DEPARTMENT OF REGIONAL PLANNING  
OAK TREE PERMIT CASE NO. 200900048**

**DRAFT 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. 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.
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 the 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 \$2,085.25

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 Craig Crotty, the consulting arborist, dated January 19, 2006, as well as the second addendum to the Oak Tree Report dated March 25, 2009.
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

**PROJECT NO. TR066664-(5)**  
**OAK TREE PERMIT CASE NO. 200900048**  
**Draft Conditions**

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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.

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 Arboriculture'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.

**PROJECT NO. TR066664-(5)**  
**OAK TREE PERMIT CASE NO. 200900048**  
**Draft Conditions**

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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 shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense.
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

**PROJECT NO. TR066664-(5)**  
**OAK TREE PERMIT CASE NO. 200900048**  
**Draft Conditions**

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 the 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.

**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. Tentative Tract Map No. 066664 was heard concurrently with Oak Tree Permit Case No. 200900048 and Community Standards District ("CSD") Modification Case No. 201000004.
2. Tentative Tract Map No. 066664 is a request to create seven single-family lots on 1.6 gross acres.
3. Oak Tree Permit Case 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 Case 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 Community Standards District ("CSD").
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 Residential – 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

- 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. On June 28, 2006, a letter of correspondence was received from the City of San Gabriel ("City"). The letter requests that the proposed development pay additional impact fees and assessments to the City.
  16. Two items of correspondence in opposition were received from local residents in response to the notification for the October 20, 2010 public hearing. One resident is opposed due to the proposed increase in density and the impact on the subject Oak trees, and another is opposed due to the lack of required front yard area and lack of public street frontage.
  17. On October 20, 2010, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.
  18. On October 20, 2010, the Commission discussed the proposed development and made comments.
  - [RESERVED]
  19. On October 20, 2010, the Commission considered the recommendation of staff and testimony of the applicant, closed the public hearing and approved Tentative Tract Map No. 066664.
  20. The applicant has requested to waive the street frontage requirements for Lot Nos. 2 through 7. Staff believes that the pattern of ownership and state of development of parcels in the immediate vicinity make the strict application of the Code's minimum 50-foot public street frontage requirements impractical. Application of the strict standard would require construction of a full-width public street in order to provide the minimum required frontage for each lot, creating either substandard parcel sizes (insufficient net area) or a reduction in project density that would make development of the project infeasible for the applicant.
  21. The Commission waives the street frontage requirements for Lot Nos. 2 through 7.

22. 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 CSD Modification Case No. 201000004 and Oak Tree Permit Case No. 200900048.
23. The subdivider 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.
24. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.
25. 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.
26. 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.
27. 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.
28. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
29. 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.
30. 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.
31. 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.
32. 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.

33. 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.
34. 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.
35. 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"), 13<sup>th</sup> 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 recommendations of the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. TR066664-(5)  
TENTATIVE TRACT MAP NO. 066664**

**Map Date: July 7, 2010**

**DRAFT CONDITIONS:**

1. 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 Case No. 200900048, Community Standards District ("CSD") Modification Case No. 201000004, and the standards of the R-1-7,500 zone, or as otherwise modified by CSD Modification Case No. 201000004.
2. The subdivider or successor in interest shall conform to the requirements of the R-1-7,500 (Single-Family Residential – 7,500 Square Foot Minimum Required Lot Area) zone.
3. Prior to final map approval, the subdivider or successor in interest shall submit evidence that the conditions of associated Oak Tree Permit Case No. 200900048 and CSD Modification Case No. 201000004 have been recorded.
4. The subdivider or successor in interest shall provide at least 50 feet of street frontage for Lot No. 1.
5. Permission is granted to waive street frontage for Lot Nos. 2, 3, 4, 5, 6 and 7.
6. The subdivider or successor in interest shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") or Maintenance Agreement to the Los Angeles County Department of Regional Planning ("Regional Planning") indicating the means of maintenance for the private driveway and fire lane, to the satisfaction of Regional Planning, prior to final map recordation.
7. The subdivider or successor in interest shall record a covenant for reciprocal access easements over the private driveway and fire lane. The subdivider shall submit a draft covenant to Regional Planning for review and approval prior to final map recordation.
8. 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.
9. 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. Said tree shall be of a variety that provides a shade canopy of at least 30 feet in diameter when at full maturity, and shall be planted within 10 feet distance of the proposed brick walkway depicted on the tentative map. The trees shall be at least 10 feet in height upon initial planting. The location and spacing of the new trees shall be integrated with the required Oak mitigation trees (if planted onsite) and, if applicable, any additional trees planted pursuant to the requirements of the Green Building Ordinance. All new trees (front yard trees, Oak mitigation trees and green building trees) shall be spaced evenly on each lot so as to provide a continuous shade canopy on the subject property. 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 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.

10. 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, which shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
11. The existing residence and accessory structures on the subject property are to 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.
12. Pursuant to Chapter 22.72 of the County Code, the subdivider or his 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.
13. Within three days of the tentative map approval date, remit a processing fee (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
14. 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.
15. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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

Tree Permit Case No. 200900048, CSD Modification Case No. 201000004, and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

The following reports consisting of 12 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. The street frontage requirement for Lots 2 to 7 needs to be waived by the Advisory Agency.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 07-07-2010  
EXHIBIT MAP DATED 07-07-2010

15. 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.

<sup>HW</sup>  
Prepared by Henry Wong

Phone (626) 458-4349

Date 08-03-2010



# 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 7/07/2010  
EXHIBIT MAP DATED 07/07/2010

**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 Drainage Concept / Hydrology Study/SUSMP/LID which was conceptually approved on 06/03/2010 to the satisfaction of the Department of Public Works.

*CS* Name \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Chris Sheppard", written over a horizontal line.

CHRIS SHEPPARD

Date 08/02/2010 Phone (626) 458-4921

**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.

*mOk* Name David Esfandi Date 07/29/10 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  
SUBDIVIDER Francis Tang  
ENGINEER Calland Engineering, Inc.  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_

TENTATIVE MAP DATED 07-07-10  
LOCATION San Gabriel  
GRADING BY SUBDIVIDER [ Y ] (Y or N)  
REPORT DATE \_\_\_\_\_  
REPORT DATE \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- 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 7/26/10 is attached.

Prepared by

Robert O. Thomas  
Robert O. Thomas

Reviewed by

[Signature]

Date

07-20-10

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

Tentative Tract Map 66664  
Location San Gabriel  
Developer/Owner Han  
Engineer/Architect Cal Land Engineering  
Soils Engineer \_\_\_\_\_  
Geologist \_\_\_\_\_

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

Review of:

Tentative Tract Map & Exhibit Dated by Regional Planning 7/7/10 (Rev.)  
Previous Review Sheet Dated 1/4/10

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



Date

26 one  
7/20/10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gol/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:\gmpubl\Soils Review\Olga\Site\TR 66984\_San Gabriel-A\_0710.

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

1. All lots must have street frontage unless such requirement is waived by the Advisory Agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. Close any unused driveways with standard curb, gutter, and sidewalk along the property on Longden Avenue.
3. Construct new driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works.
4. 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.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Longden Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, 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.
7. Remove all existing plants and shrubby from the existing dedicated right of way along the property frontage on Longden Avenue to the satisfaction of Public Works.
  8. Plant street trees along the property frontage on Longden Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

9. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Matthew Dubiel  
tr66664r-rev4.doc

Phone (626) 458-4921

Date 7-15-2010

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 building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.~~
2. A sewer area study for the proposed subdivision (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.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.

*HW*  
Prepared by Julian Garcia  
tr66664s-rev4.doc

Phone (626) 458-4921

Date 08-03-2010

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.

*-HW*

Prepared by Julian Garcia  
t66664w-rev4.doc

Phone (626) 458-4921

Date 08-03-2010



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

RP - Jodie

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision: TR 66664 Map Date July 07, 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 are conditions of approval:  
- The entire length of the driveway shall be dedicated as Private Driveway and Fire Lane, including the hammerhead turnaround. Clearly depict the driveway as Private Driveway and Fire Lane on the Final Map.  
- For all existing Oak Trees to remain, a minimum vertical clearance of 13 feet 6 inches shall be maintained above the Private Driveway and Fire Lane.

By Inspector: Juan C. Padilla Date August 4, 2010



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66664 Tentative Map Date July 07, 2010 - Ex A

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), installation of public and private hydrants, and testing/bonding requirements.

Comments: Install 1 public fire hydrant and upgrade 1 existing public fire hydrant. The installation and upgrade of the fire hydrants shall be completed 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.

By Inspector Juan C. Padilla Date August 4, 2010



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map #	<b>66664</b>	DRP Map Date:	<b>07/07/2010</b>	SMC Date:	<b>08/06/2010</b>	Report Date:	<b>07/22/2010</b>
Park Planning Area #	<b>42</b>		<b>WEST SAN GABRIEL VALLEY</b>			Map Type:	<b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio x (U)units = (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  = Proposed Units  + Exempt Units

	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	
<b>Total Acre Obligation =</b>				<b>0.05</b>

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					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

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



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT**



Tentative Map #	66664	DRP Map Date: 07/07/2010	SCM Date: 08/05/2010	Report Date: 07/22/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

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

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

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

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:

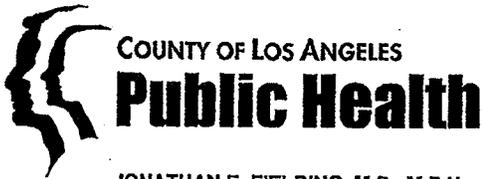
The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> 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 Mathal 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  
July 22, 2010 07:28:31  
QMB02F.FRX



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**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Mark Ridley-Thomas**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 22, 2010

Tract Map No. 066664

Vicinity: San Gabriel

Tentative Tract Map Date: July 7, 2010 (4<sup>th</sup> 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. Variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

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

Ken Habaradas, M.S., REHS  
Bureau of Environmental Protection



## NEGATIVE DECLARATION

**PROJECT NUMBER:** TR 066664  
**CASE NUMBER(S):** RENT 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: RENT 200600078  
ROAKT 200900048

\*\*\*\* INITIAL STUDY \*\*\*\*  
COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING  
GENERAL INFORMATION

<b>I.A. Map Date:</b>	<u>11/24/09</u>	<b>Staff Member:</b>	<u>Rudy Silvas</u>
<b>Thomas Guide:</b>	<u>596 F2</u>	<b>USGS Quad:</b>	<u>El Monte (#67)</u>
<b>Location:</b>	<u>8300 Longden Avenue, San Gabriel, CA</u>		
<b>Description of Project:</b>	<u>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.</u>		
<b>Gross Area:</b>	<u>1.72 Acres (74,711 square feet)</u>		
<b>Environmental Setting:</b>	<u>The project site is located in a suburban setting on a mildly sloping lot with oaks, citrus and other various trees.</u>		
<b>Zoning:</b>	<u>R-1-7,500 (Single Family Residential - 7,500 sq. ft. min. size lot area required) East Pasadena/ San Gabriel CSD</u>		
<b>General Plan:</b>	<u>Category 1 – Low Density Residential (1-6 units per acre)</u>		
<b>Community/Area Wide Plan</b>	<u>N/A</u>		

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

**DEVELOPMENT MONITORING SYSTEM (DMS)**

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

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.

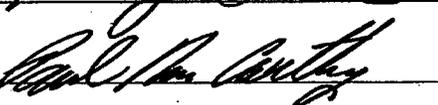
**MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

Determination appealed—see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

Yes No Maybe

a.    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**

- 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?

Potential 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?

- Potential 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?

Potential significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- a.  Yes  No  Maybe 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.  Yes  No  Maybe 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.  Yes  No  Maybe Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- es 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project contain 25 dwelling units or more, and is it located in an area with known congestion problems (roadway or intersections)?<br><u>Project is a 7 unit residential subdivision project.</u>   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br><u>Ingress and egress through a T-intersection</u>   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project result in parking problems with a subsequent impact on traffic conditions?  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?   |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?      |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors? <u>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 satisfaction of Public Works prior to recordation of final map.</u> |

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.    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?

Potentially Significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

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

No Maybe4

a.   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.   Are there any special fire or law enforcement problems associated with the project or the general area?

c.   Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

Yes No Maybe

a.  Yes  No  Maybe 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.  Yes  No  Maybe Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c.  Yes  No  Maybe Could the project create problems with providing utility services, such as electricity, gas, or propane?

d.  Yes  No  Maybe Are there any other known service problem areas (e.g., solid waste)?

e.  Yes  No  Maybe 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.  Yes  No  Maybe 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?

Partially Significant  Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

Yes No Maybe

c.    Will the project result in an inefficient use of energy resources?

Project must comply with Green Building Standards/ requirements

d.    Will the project result in a major change in the patterns, scale, or character of the general area or community?

e.    Will the project result in a significant reduction in the amount of agricultural land?

f.    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.  Yes  No  Maybe Are any hazardous materials used, transported, produced, handled, or stored on-site?

b.  Yes  No  Maybe Are any pressurized tanks to be used or any hazardous wastes stored on-site?

c.  Yes  No  Maybe Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

d.  Yes  No  Maybe 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.  Yes  No  Maybe Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

f.  Yes  No  Maybe Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

g.  Yes  No  Maybe 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.  Yes  No  Maybe 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.  Yes  No  Maybe Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

j.  Yes  No  Maybe 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

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**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?**

Significant/No impact

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



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



# OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

*ROA KPH 200900048*

     Removal      X   Encroachment         To Remain      3   Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

*The proposed 7 single family lots require by 6-foot high fence at perimeters fence wall should have concrete footing. the footing encroachment into protected zone. Building footing encroachment into protected zone.*

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

*All oaks trees proposed protect in place*

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
  - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
  - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

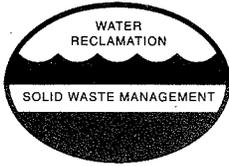
*All oaks trees proposed protects in place*



## CSD Mod Justification

- A. The lot size of the subject property is 138 feet wide by 510 feet deep, and the street frontage is 138 feet. Zoning is R1-7500. The original project meets the requirements for the subdivision for 9 condominiums. New owners want to submit an alternate design for 7 single family lots to reduce density and be more consistent with the community. The frontage waiver is essential to make the project work. The project will meet all CSD standards.**
- B. Per Title 21 requirement the property which is about 70,000 sq ft can only subdivide into 2 lots which are neither compatible to the neighborhood nor economically practical. Average lot size in the vicinity is about 7,500 sq ft. The average proposed lots are about 7,500 sq ft not including the easement for a private driveway. They will be compatible.**
- C. The properties on both sides of the subject property were similar subdivisions in the past so the proposed project should have no problem fitting in.**





# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

September 21, 2010

File No: 15-00.00-00

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

SEP 22 2010

Dear Mr. Sackett:

## Tract No. 066664

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on September 17, 2010. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Grand Avenue Trunk Sewer, located in Walnut Grove Avenue at Las Tunas Drive. This 15-inch diameter trunk sewer has a design capacity of 4.0 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2009.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 75.8 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 4.7 mgd.
3. The expected average wastewater flow from the project site is 1,820 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

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

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

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

Very truly yours,

Stephen R. Maguin



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

**From:** Brian Abernathy  
**To:** Sackett, Jodie  
**Subject:** Notice of Public Hearing - Intent to Adopt a Negative Declaration  
**Date:** Monday, September 20, 2010 11:39:14 AM

---

Permit TR066664-(5), TTM 06664, OAK 200900048, CSD 201000004  
Project Location: 8300 Longden Ave., San Gabriel EP-ESG

Dear Jodie,

Recently a postcard was mailed to my residence at 8332 Beverly Dr in San Gabriel regarding the public hearing for the above project. I am writing this letter to express my disapproval that the Community Standards District should be modified. The CSD was put into place as a guideline for minimum requirements for development projects. As an property owner with 115' of frontage and living in a 1924's construction home, I support maintaining the integrity and continuity of lot size and setback requirements in the CSD. We do not need to compromise the standards to squeeze more lots into neighborhood. The property at 8300 Longden should have been developed at the time the lot east of it was subdivided and we wouldn't have had frontage and landscape issues!

Furthermore, I am an owner of two 200+ year old oaks. When the property west of mine was developed about 15 years ago, the developer severely pruned the trees without a permit. Over the years, I've had various neighbors on west of mine prune my trees damaging the structure of the tree. Last year, a major branch on my oak fell because of rot caused from their illegal pruning. Because I've witnessed the hack jobs typically done by illegal pruners and experienced the long term damage that often results, my blood boils when I hear about this.

Please do not modify the CSD!

Thank you,  
Brian Abernathy

\*\*\*\*\*

Brian T. Abernathy  
License # 0A88657  
Direct: (626) 241-9674  
Main: (626) 574-1000  
Fax: (626) 574-1068  
[www.abernathyins.com](http://www.abernathyins.com)  
Auto, Home, Business and Life Insurance

**From:** Tony Nevarez  
**To:** Sackett, Jodie  
**Subject:** Negative Comment Declaration. re: TR066664-(5), TTM06664, OAK200900048, CSD201000004  
**Date:** Thursday, September 16, 2010 3:28:11 PM

---

Dear Ms. Jodie Sackett,

How can the county permit much of the building that is going on where there are requests for modifications that are untenable in this area? Less than the required front yard and less than the required street frontage have no place in this community.

The modifications might be appropriate in some other areas such as Hong Kong, etc. but it is not something that we want to start a trend here. Once the county allows one housing project to go on, then it will serve as an example for the the next request.

Do we have to go in person to the court hearing? We are retired and just find it difficult to go into Los Angeles. Can we post our comments with you? What is the process.

We are firmly opposed to the proposed project!

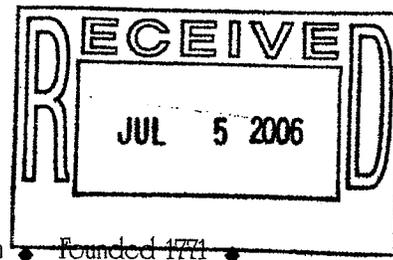
Tony and Delia Nevarez



City of  
San Gabriel

◆ City With A Mission ◆

◆ Founded 1771 ◆



June 28, 2006

Department of Regional Planning  
Los Angeles County  
320 West Temple Street  
Los Angeles, CA 90012

Attn: Frank Meneses, Administrator  
Current Planning Branch

Subject: Proposed Tentative Tract Map No. 066664  
8300 Longden Avenue

Dear Mr. Meneses:

The City has reviewed the subject TTM No. 066664 and offers the following comments:

1. This project is within the City of San Gabriel's sphere of influence.
2. For a City project, we require property to drain to the street pending existing conditions. Subject to a hydrology report a project may pump to the street. This project appears to drain to the rear and could pond due to the new block wall. Does the County consider percolation areas or other BMP's to reduce run-off?
3. It is understood that the project will be sewered to the County system in Longden which flows easterly to Willard and then southerly. The City has a sewer system in Willard (incorporated area); does the County have a mainline sewer system in the incorporated area or will this project actually utilize a portion of the City sewer system?
4. For a project requiring a Tract Map or Parcel, the City would require the use of a County Benchmark rather than an assumed Benchmark.
5. It would appear that this project will have some impact on the City of San Gabriel and should pay Facility Impact Fees that were established by the City Council. (Please see attached)
6. If this were a City project we would request installation of three ornamental street lights or two intersection safety lights. We believe the County should consider this.
7. It appears the off-set driveway from Charlotte could create some confusion if there were vehicles at both locations.
8. We have a concern with Construction and Demolition debris; does the County require diversion and recycling? All waste taken to the landfill should be clearly identified as coming from the County and not the City of San Gabriel.

If you have any questions please call me at 626-308-2806 x4631.

Sincerely:

Bruce D. Mattern, PE  
City Engineer

Cc: Community Development-Planning  
Engineering File

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Planning Case No.:  
Project Address:

8300 Longden (TTM-066664)

Project Data:	Commercial	Industrial	New R-1	R-2	R-3	2nd Unit	Senior	Rm Add't > 800 sq ft	Add't < 800 sf but > 26% existing sf
No. of Units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
New Sq. Ft.									
Number of traffic trips*			10	8	6	6	4	0	0

(\* Note: traffic trips are based on submitted traffic study

Police Facility (Rate)	Rate	Amount
Residential (per unit)	\$625.00	\$5,625.00
Non-residential (per sf)	\$0.14	\$0.00

Fire Facility (Rate)	Rate	Amount
Residential (per unit)	\$188.00	\$1,692.00
Non-residential (per sf)	\$0.80	\$0.00

Open Space (Rate)	Rate	Amount
Residential (per unit)	\$1,800.00	\$16,200.00
Non-residential	n/a	

Traffic Impact (Rate)	Rate	Amount
R-1 (per trip)	\$191.00	\$17,190.00
R-2 (per trip)	\$191.00	\$0.00
R-3 (per trip)	\$191.00	\$0.00
2nd Unit (per trip)	\$191.00	\$0.00
Senior (per trip)	\$191.00	\$0.00
Commercial (per trip)	\$191.00	\$0.00

Sewer Impact (Rate)	Rate	Amount
R-1 (per unit)	\$3,292.00	\$29,628.00
R-2 (per unit)	\$1,646.00	\$0.00
R-3 (per unit)	\$1,100.00	\$0.00
2nd Unit (per unit based on R-2)	\$823.00	\$0.00
Senior Unit (per unit based on R-3)	\$550.00	\$0.00
Rm Addition > 800 s.f. (per unit)	\$1,646.00	\$0.00
Commercial (per sf)	\$3.05	\$0.00
Industrial (per sf)	\$6.20	\$0.00

Estimated Impact Fees: **\$70,335.00**

Note: Development projects are also subject to school fees, NPDES, street tree, and street name sign.