



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 17, 2010

TO: Librarian  
Live Oak Library  
4153 E. Live Oak Ave.  
Arcadia, CA 91006-5895

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

**SUBJECT: PROJECT NO. TR068400-(5)  
4241 E. Live Oak Avenue, Between 10<sup>th</sup> St. and Mayflower Avenue,  
Arcadia**

The subject project is scheduled for a public hearing before the Los Angeles County Regional Planning Commission on October 20, 2010.

Please have the materials listed below available to the public through November 5, 2010.

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

Thank you.

Attachments:

- Notice of Public Hearing with Vicinity Map
- Draft Factual
- Draft Staff Report
- Mobile Home Park Closure Impact Report dated February 24, 2010
- Environmental Determination (Mitigated Negative Declaration)
- Land Use Map
- Vesting Tentative Tract Map and Exhibit "A" dated January 7, 2009
- Building Plans (site plan, floor plans, elevations, landscape plan)



Los Angeles County  
Department of Regional Planning

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Director

**NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PROJECT NO. TR068400-(5)**

The Los Angeles County Planning Commission will conduct a public hearing on the following project and consider adoption of a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

**Date and Time:** Wednesday, October 20, 2010 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** MIS 201000003, GPA 200700002, ZC 200700004, CUP 200700073,  
PKP 200800002, HSG 201000001, VTTM 068400

**Project Location:** 4241 E. Live Oak Ave., Arcadia S. Monrovia Islands

**Description:** Mobile Home Permit to consider a mobile home park Closure Impact Report; General Plan Amendment to change from Category 1 to Category 3; Zone Change to change the existing R-A, R-3-P and C-3 zones to all R-3-21U-DP; Conditional Use Permit for the DP zone and solid fill grading; Parking Permit for less than required guest and handicap parking on Lots 2-4; Housing Permit for a set-aside of 74 senior units; Vesting Tentative Tract Map to create six multi-family lots with 318 new residential condo units in 25 buildings on 12.1 gross acres.

**Comment Period:** From September 17 to October 17 on the Mitigated Negative Declaration

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at Live Oak Library  
4153-55 E. Live Oak Ave.  
Arcadia CA 91006  
(626) 446-8803

**Contact:** Mr. Jodie Sackett  
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012  
Telephone: 213-974-6433 Fax: 213-626-0434  
E-mail: [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov)

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**

PM068708 TR52780

South Monrovia Islands

Project Site

TR068400

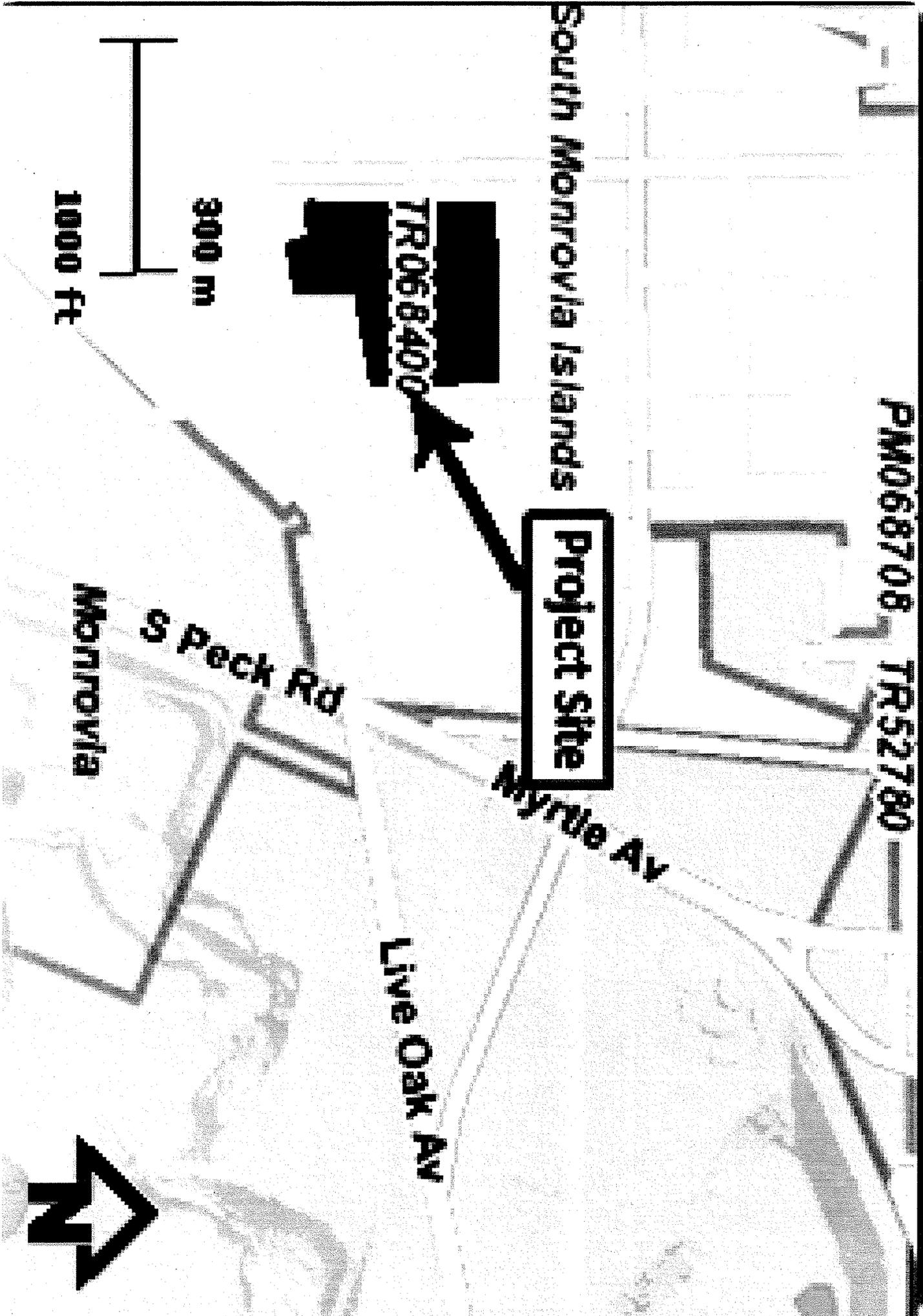
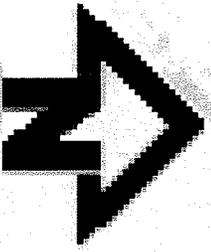
Live Oak Av

Peck Rd

Monrovia

300 m

1000 ft





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

**PROJECT NO. TRO68400-(5)**  
 MOBILE HOME PERMIT CASE NO. 201000003  
 GENERAL PLAN AMENDMENT CASE NO. 200700002  
 ZONE CHANGE CASE NO. 200700004  
 CONDITIONAL USE PERMIT CASE NO. 200700073  
 PARKING PERMIT CASE NO. 200800002  
 HOUSING PERMIT CASE NO. 201000001  
 VESTING TENTATIVE TRACT MAP NO. 068400  
 ENVIRONMENTAL ASSESSMENT CASE NO. 200700062

<b>RPC MEETING DATE</b>	<b>CONTINUE TO</b>
<b>AGENDA ITEM NO.</b>	
<b>PUBLIC HEARING DATE</b> October 20, 2010	

<b>APPLICANT</b> Prime Enterprises, LLC	<b>OWNERS</b> Prime Enterprises, LLC	<b>REPRESENTATIVE</b> Prime Enterprises, LLC
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**REQUEST**  
Mobile Home Permit: To consider a Mobile Home Park Closure Impact Report.  
General Plan Amendment: To amend the Los Angeles Countywide General Plan Land Use Policy Map on the 12.1 gross acre subject property from Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre).  
Zone Change: To change 1.1 acres of existing C-3 (Unlimited Commercial) zoning, 2.3 acres of existing R-3-P (Limited Multiple Residence – Parking) zoning, and 8.1 acres of existing R-A (Residential Agricultural) zoning on the subject property to R-3-21U-DP (Limited Multiple Residence – 21 Units Per Net Acre – Development Program).  
Conditional Use Permit ("CUP"): For the Development Program zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill, 16,140 net cubic yards imported from offsite).  
Parking Permit: To allow less than the required amount of guest and handicap parking for proposed Lot Nos. 2, 3 and 5.  
Housing Permit: For 74 units of senior housing set-aside within the proposed development.  
Tract Map: To create six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres.

<b>LOCATION/ADDRESS</b> 4241 E. Live Oak Avenue, Arcadia	<b>ZONED DISTRICT</b> South Arcadia
<b>ACCESS</b> Live Oak Ave., Mayflower Ave.	<b>COMMUNITY</b> South Monrovia Islands
	<b>EXISTING ZONING</b> C-3, R-3-P, R-A

<b>SIZE</b> 12.1 gross acres	<b>EXISTING LAND USE</b> Mobile home park	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Gently sloping
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**SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)**

<b>North:</b> Single-family residences / R-A (Residential Agriculture)	<b>East:</b> Single-family residences, mobile home park / R-A, C-3 (Unlimited Commercial)
<b>South:</b> Single-family residences, offices, retail, light industrial, parking, auto repair / R-3-P, C-3, A-1 (Light Agricultural)	<b>West:</b> Single-family residences / R-A

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Countywide General Plan	Category 1 (Low Density Residential)	72 DU	Yes (with Plan Amendment)

**ENVIRONMENTAL STATUS**  
 PLEASE REFER TO PAGE 2.

**DESCRIPTION OF SITE PLAN**  
 The exhibit "A" (site plan) dated January 7, 2009 depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 apartment units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse "buildings" (each building designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The center of the development contains a cluster of four additional townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests of the development. Also contained in the center is front-loaded guest and handicap parking allowing convenient access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium buildings (each having 74 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo buildings will be set-aside for senior housing units. Offsite to the south, there is an existing apartment building and non-residential uses along the perimeter bordering the proposed condominium buildings. One of the condominium buildings has frontage along Live Oak Avenue and will be clearly visible from the street. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project. Primary ingress and egress access for the development is proposed via a gated entrance at Mayflower Avenue.

**KEY ISSUES**  
 PLEASE REFER TO PAGE 2.

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

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

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

**SUBDIVISION COMMITTEE RECOMMENDATION**

APPROVAL                       DENIAL

No improvements            \_\_\_\_\_ 20 Acre Lots            \_\_\_\_\_ 10 Acre Lots            \_\_\_\_\_ 2½ Acre Lots            \_\_\_\_\_ Sect 191.2

Street improvements      X   Paving                        X   Curbs and Gutters              X   Street Lights

  X   Street Trees                      \_\_\_\_\_ Inverted Shoulder              X   Sidewalks                      \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.

Water mains and hydrants

Drainage facilities

Sewer                               Septic tanks                       Other \_\_\_\_\_

Park dedication "in-lieu fee"

**INDIVIDUAL AGENCY COMMENTS**

Regional Planning, Environmental Status (from Page 1):

- A Mitigated Negative Declaration ("MND") has been prepared for this project, as staff determined that the project will have less than significant or no impacts on the environment with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation.

**KEY ISSUES (CONTINUED FROM PAGE 1)**

- Mobile Home Park Closure:** Closure of an existing mobile home park is proposed. Currently, 37 out of 228 mobile home units are occupied. The applicant's Mobile Home Park Closure Impact Report must be considered prior to the proposed project entitlements allowing the development.
- Project Compatibility:** The proposed Plan Amendment and Zone Change will allow a three and four-story multi-family development at approximately 21 dwelling units per acre. The proposed increase in density and intensity of development compared with the existing mobile home park is consistent with Countywide policies for promoting development in older urbanized areas where existing public facilities and other services can conveniently serve the site. The proposed design along the north and west perimeters utilizes reduced-height townhome units and landscape screening to minimize visual impacts to the neighboring single-family residences, increasing design compatibility with the surrounding area.
- Traffic:** Community outreach conducted by the applicant indicated some concerns with potential traffic impacts. A traffic report prepared by the applicant along with consultation with the LA County Public Works Traffic and Lighting Division concluded that the project will not have significant traffic impacts, and, in addition, that further traffic studies are not required. Proposed traffic mitigation includes creating a left-turn lane on Mayflower Avenue at the project entrance, and making the Mayflower project exit "right-turn only".
- Parking:** Overall, the proposed project provides more than the total number and type of parking spaces required by the Zoning Code. The Code requires 716 total parking spaces for the development (to include guest, resident and handicap), while 746 total spaces are proposed, for a surplus of 30 additional spaces.
- Senior Housing & Density Bonus:** The project proposes to set aside for seniors a minimum of 20 percent of the residences in order to receive a 20 percent density bonus for the overall project. The senior set-aside allows an additional 63 units within the development, for a total of 318 units.

**PREPARED BY**  
Mr. Jodie Sackett

PROJECT NO. TR068400-(5)  
MOBILE HOME PERMIT CASE NO. 201000003  
GENERAL PLAN AMENDMENT CASE NO. 200700002  
ZONE CHANGE CASE NO. 200700004  
CONDITIONAL USE PERMIT CASE NO. 200700073  
PARKING PERMIT CASE NO. 200800002  
HOUSING PERMIT CASE NO. 201000001  
VESTING TENTATIVE TRACT MAP NO. 068400  
ENVIRONMENTAL ASSESSMENT CASE NO. 200700062

DRAFT STAFF REPORT

OCTOBER 20, 2010  
REGIONAL PLANNING COMMISSION PUBLIC HEARING

**1. PROJECT OVERVIEW**

The applicant, Prime Enterprises LLC, proposes a subdivision of land to create six multi-family lots with 318 new residential condominium units in five phases (170 townhouse units in 23 three-story buildings and 148 multi-family units in two four-story buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. Major issues include the following:

- Mobile Home Park Closure: A 228-unit mobile home park currently exists on the project site. There are 37 mobile home units still occupied. Proposed with the project is consideration of a Closure Impact Report, which outlines measures proposed to relocate and compensate the current park tenants. No mobile home units are proposed to remain.
- Project Design: The proposed project requests an increase in density and zoning to accommodate the 318 new multi-family units, which includes 74 units set aside for seniors. The project site is primarily surrounded by single-family residences whose rear yards adjoin the site. The project is designed to minimize the visual impacts to these adjacent residences via building setbacks, landscape screening and reduced-height units along the site perimeter. Two larger four-story buildings are located away from the single-family residences near existing commercial and multi-family development along Live Oak Avenue. The project design includes other site-sensitive features for minimizing traffic and visual impacts and has more than the amount or required onsite parking, helping to ensure that the increase in site use intensity and the overall re-development of the site will be compatible with the neighborhood.

**2. DESCRIPTION OF THE SUBJECT PROPERTY**

Location: The project site is located at 4241 E. Live Oak Avenue, in the unincorporated community of the South Monrovia Islands, Fifth Supervisorial District of Los Angeles County.

Existing Features: The subject property is approximately 12.1 gross acres (11.4 net acres) in size, rectangular in shape, with flat terrain. There is an existing 228-unit mobile home park

with 37 units still occupied. The mobile home park has a leasing office, pool, and recreation center, with internal private driveways providing access to the individual mobile home units. There are trees, bushes and other types of landscaping distributed throughout the park site.

Access: Primary access to the subject property is via Live Oak Avenue, a 142-foot wide major highway with 120 feet of paved width and a 10-foot wide concrete median. Live Oak Avenue borders the subject property to the south. Secondary access is via Mayflower Avenue, an 80-foot wide public street with 56 feet of paved width. Mayflower borders the subject property to the east. Access to the subject property can also be gained from the west via Lovejoy Street (northwest), a 60 foot wide public street with a variable paved width of 35 to 40 feet, and a 20-foot wide public alley (southwest). Access into the subject property is gated at Lovejoy but un-gated at the public alley.

Utilities: The site currently has public water and sewer connections.

### **3. ENTITLEMENTS REQUESTED**

- Mobile Home Permit Case No. 201000003: To close an existing 228-unit mobile home park and relocate the tenants of 37 remaining occupied mobile home units.
- General Plan Amendment Case No. 200700002: To amend the Los Angeles Countywide General Plan Land Use Policy Map on the 12.1 gross acre subject property from Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre).
- Zone Change Case No. 200700004: To change 1.1 acres of existing C-3 (Unlimited Commercial) zoning, 2.3 acres of existing R-3-P (Limited Multiple Residence – Parking) zoning, and 8.1 acres of existing R-A (Residential Agricultural) zoning on the subject property to R-3-21U-DP (Limited Multiple Residence – 21 Units Per Net Acre – Development Program).
- CUP Case No. 200700073: For the Development Program zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill, 16,140 net cubic yards imported from offsite).
- Parking Permit Case No. 200800002: To allow less than the required amount of guest and handicap parking for proposed Lot Nos. 2, 3 and 5.
- Housing Permit Case No. 201000001: For 74 units of senior housing set-aside within the proposed development.
- Vesting Tentative Tract Map No. 068400: To create six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres.

#### **4. EXISTING ZONING**

Subject property: The subject property consists of the following zoning:

- 1.1 acres of C-3
- 2.3 acres of R-3-P
- 8.1 acres of R-A

Surrounding area: Zoning within a 500-foot radius of the subject property:

- North: R-A
- East: R-A, C-3
- South: R-3-P, C-3, A-1 (Light Agricultural)
- West: R-A

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

Subject property: The subject property consists of one developed lot (mobile home park).

Surrounding area: Land uses within a 500-foot radius of the subject property:

- North: Single-family residences
- East: Single-family residences, mobile home park
- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

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

Previous Cases: The subject property was originally created as portions of Lot Nos. 144 and 145 of the Arcadia Acreage Tract, recorded in 1906, and portions of Lot Nos. 2, 3, 4 and 5 of Tract No. 14718 recorded in 1950. Subsequent cases on the subject property include:

- Plot Plan No. 47330: A proposed billboard sign denied in 2002 (did not meet zoning requirements).
- Existing mobile home park: No information currently on record.

Zoning History: The South Arcadia Zoned District was established by Ordinance No. 4851 effective on March 13, 1947. Subsequent Ordinance No. 9440 created the existing R-A zoning on December 8, 1967; Ordinance No. 10826 created the C-3 zoning on February 8, 1974; and Ordinance No. 12211 created the R-3-P zoning on October 2, 1980.

#### **7. PROJECT DESCRIPTION**

Site Design: The exhibit "A" (site plan) dated January 7, 2009 depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse "buildings" (each building designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to

reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences.

The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicap parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium buildings (each having 74 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo buildings will be set-aside for senior housing units.

Offsite to the south, there is an existing apartment building and non-residential uses along the perimeter bordering the proposed condominium buildings. One of the condominium buildings has frontage along Live Oak Avenue and will be clearly visible from the street. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

Access: Primary access is proposed via Mayflower Avenue, an 80-foot wide secondary highway with 56 feet of paved width. Mayflower is the only proposed method of ingress. Access is also proposed along Live Oak Avenue, a 142-foot wide major highway with a 10-foot wide concrete median and 120 feet of total paved width. Live Oak will be for egress and emergency vehicles only. The project is proposed to be walled (no physical access) both at Lovejoy Street to the northwest and the public alley to the southwest.

Grading: 166,470 cubic yards of cut and 132,670 cubic yards of fill are proposed for the project, with 16,140 cubic yards of earthwork to be imported from offsite.

Utilities: Public water service will be provided by Golden State Water Company. Public sewer service will be provided by the Los Angeles County Sanitation District No. 15.

Phasing: Please see the below table describing the proposed phases of development.

Table 1: Project Phases

Phase*	Lot No(s).	Net Ac.	Bldg./Unit Count	Parking Res./Gst./Hcp. (Tot.)	Phase Features/Improvements
1	1	3.8	5/38	76/56/4 (132)	Establish main project access from Mayflower and Live Oak; gated entry and street improvements at Mayflower; clubhouse, pool/spa, village green
2	2	1.5	5/38	76/4/0 (80)	None
3	3, 4	1.8	6/45	90/6/0 (96)	None
4	5	2.0	7/49	98/5/0 (103)	None
5	6	2.3	2/148	298/37/8 (335)	Community center, subterranean parking, 74 senior units, fire access lane; street improvements at Live Oak
Totals		11.4	25/318	638/108/12 (746)	

\*Note: Phase 1 will be constructed first in sequence; all other phases may/may not be constructed in numerical order.

## 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”). The proposed multi-family lots and multi-family residences are not consistent with the allowed land uses of Category 1 (see General Plan, Land Use Element, p. LU-13). In addition, Category 1 only allows a maximum density of 72 dwelling units on the subject property. As 318 multi-family dwelling units are proposed, the applicant has requested a General Plan Amendment to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Gross Acre). If approved, the plan amendment to Category 3 will allow the proposed development land use and density to be consistent with the General Plan.

## 9. GENERAL PLAN AMENDMENT

The project proposal includes a General Plan Amendment from Category 1 to Category 3 to allow a medium-density residential use at a location currently designated for low-density residential development. In order to justify the amendment, the applicant must demonstrate the following:

- (1) *That a need for the proposed Plan Amendment exists;*
- (2) *That the particular amendment proposed is appropriate and proper;*
- (3) *That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;*
- (4) *That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

## 10. ZONE CHANGE

The project includes a Zone Change request for 1.1 acres of existing C-3 zoning, 2.3 acres of existing R-3-P zoning, and 8.1 acres of existing R-A zoning on the subject property to all R-3-21U-DP, which will allow attached townhomes and multi-family residences. In order to justify the change, the applicant must demonstrate the following:

- (1) *That a need for the proposed Zone Change exists;*
- (2) *That the particular change proposed is appropriate and proper;*
- (3) *That modified conditions warrant a revision to the Zoning Ordinance as it pertains to the area or district under consideration;*

- (4) *That approval of the proposed Zone Change will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

## **11. MOBILE HOME PERMIT**

### **County Regulations**

A mobile home permit has been requested to consider the approval of a mobile home park Closure Impact Report ("CIR"). Section 8.57.300 of the County Code ("Mobile Home Park Impact Reports") states:

*"The purpose of this section is to require persons to convert, close or cease the use of a mobile home park to address the impact on the residents to be displaced, and, where required, to take steps to mitigate the adverse impacts on the residents."*

The County Code states that prior to the closure of a mobile home park, the applicant shall file a "report on the impact of the closure" upon the residents of the mobile home park who will be displaced. The mobile home park cannot be closed until the CIR has been approved and the mitigation measures specified have been completed. The CIR shall address the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the mobile home park. It shall specify the steps to be taken by the applicant to mitigate any adverse impact of the proposed closure on the residents who will be displaced. The CIR shall be approved if found that it contains the information required pursuant to the County Code. In approving the CIR, the advisory agency may impose such conditions as it finds necessary to mitigate the adverse impacts on the residents; however, "any steps required to be taken by the applicant shall not exceed the reasonable costs of relocation."

### **State Regulations**

Since the CIR has been filed concurrently with a subdivision, provisions of the Subdivision Map Act ("Map Act") related to the mobile home park closure apply to the proposed project, and these provisions supersede the provisions of the County Code where applicable. Section 66427.4 of the Map Act states:

*"In determining the impact of the conversion on displaced mobile home park residents, the report shall address the availability of adequate replacement space in mobile home parks... this section establishes a minimum standard... and shall not prevent a local agency from enacting more stringent measures."*

The Map Act also states:

*"The advisory agency... may require the subdivider to take steps to mitigate any adverse impact of the conversion on [the displaced residents]..."*

### **CIR Review and Comment**

Staff initially received and reviewed the Closure Impact Report ("CIR") in 2009. Subsequently, staff sent CIR revision comments to the applicant, and the report was updated and resubmitted in February 2010. In September 2010, under the advisement of the Los

Angeles County Community Development Commission, staff required the applicant to have the CIR peer-reviewed by a third party consultant to determine if the CIR meets the requirements of the Map Act and County Code. Soon thereafter, the consultant submitted their comments on the CIR to staff and the applicant, determining that the CIR meets the applicable regulations of the Map Act and County Code. Related to the park closure mitigation, staff is recommending that the relocation rates of compensation to remaining park tenants be adjusted for inflation and cost of living increase, since the County regulations were originally set in 1991 and have not been updated. Staff believes that such increase reasonably falls within the "more stringent measures" local agencies may enact under the Map Act provisions. The revised CIR already incorporates these adjusted rates, and they have been deemed acceptable by the consulting reviewer.

**A copy of the revised CIR and consultant (third party) review comments are attached.**

## **12. HOUSING PERMIT**

A housing permit has been filed for the proposed 74 units of senior market-rate housing pursuant to Section 22.52.1870 of the County Code. According to the County Code, a discretionary housing permit is required for senior units, and the applicant must demonstrate the following (Section 22.56.2820):

*A. That the requested use at the location will not:*

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and*

*B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and*

*C. That the proposed site is adequately served:*

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
- 2. By other public or private service facilities as are required.*

*D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design; and*

*E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.*

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

### 13. PARKING PERMIT

A parking permit has been filed to allow less than the required amount of guest and handicap parking for proposed Lot Nos. 2, 3 and 5 pursuant to Section 22.52.1000 of the County Code. In order to justify the request, the applicant must demonstrate the following (Section 22.56.1020):

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52;*
- B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces;*
- C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses;*
- D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property; and*
- E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.*

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

### 14. CONDITIONAL USE PERMIT

Pursuant to Sections 22.40.040 and 22.56.210 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the project proposal includes a CUP for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill material. The DP zone permit and grading permit will require that development occurring after the project has been approved and the property has been rezoned will be in substantial compliance with the approved project and conform to plans and exhibits submitted by the applicant. In order to justify the request, the applicant must demonstrate the following:

- A. That the requested use at the location will not:*
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or*
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or*
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and*
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and*

*C. That the proposed site is adequately served:*

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
- 2. By other public or private service facilities as are required.*

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

## **15. ENVIRONMENTAL DETERMINATION**

On January 12, 2010 staff completed an Initial Study and determined that a Mitigated Negative Declaration ("MND") is required, according to the State and County environmental reporting guidelines. The MND concludes that the project will have less than significant/no impacts on the environment with project mitigation in the following areas:

- *Geotechnical*
- *Noise*
- *Air quality*
- *Sewer*
- *Traffic*
- *Drainage and grading*
- *Tenant relocation*
- *Water conservation*

**The environmental determination and MMP are attached.**

## **16. 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 vesting tentative tract map and Exhibit "A" dated January 7, 2009, and recommends approval with the attached conditions.

## **17. COMMUNITY COMMENTS**

At the time of writing, staff has received correspondence from two community members, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

**Correspondence is attached.**

## **18. LEGAL NOTIFICATION AND POSTING**

Notification was provided as listed below:

- **Project Site Posting:** On September 13, 2010, three hearing notice signs were posted at the property frontages along Live Oak Avenue, Mayflower Avenue and Lovejoy Street (one sign at each location).
- **Hearing Notices:** On September 14, 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 South Arcadia Zoned District, for an approximate total of 664 notices.
- **Newspaper Advertisement:** On September 17, 2010, the public hearing notice was published in The San Gabriel Valley Tribune and La Opinion newspapers.
- **Library Package:** On September 17, 2010, project materials, including a vesting tentative tract map, exhibit "A", land use map, draft staff report, mobile home park closure impact report, and the environmental determination were received at the Live Oak Library.
- **Website Posting:** On September 20, 2010, a copy of the library package containing the public hearing notice, factual, draft staff report and environmental determination was posted on the Regional Planning website.

## **19. STAFF CONCLUSION**

Based on the above analysis, staff has determined that the project complies with all applicable provisions of the Map Act and County Code, and is overall consistent with the General Plan. Staff has also determined that all agency and community concerns have been adequately addressed, that the revised CIR adequately addresses the needs of future displaced mobile home park tenants, and that the proposed MMP and mitigation measures reflect sufficient environmental mitigation to avoid potentially significant impacts to the environment. Therefore, in conclusion, staff recommends that the project be **approved**.

## **20. FEES/DEPOSITS**

If approved, the following shall apply:

### **California Department of Fish and Game:**

A processing fee (currently \$2,867.00) associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

### **Los Angeles County Parks and Recreation:**

Fees of \$686,642.00 are to be paid in-lieu of a park land obligation of 2.23 acres.

### **Los Angeles County Librarian:**

A fee (currently \$259,170.00 or \$815.00 per dwelling unit) must be paid prior to building permit issuance for library facilities mitigation.

Department of Regional Planning:

- Deposit the sum of \$3,000.00 in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
- A fee of \$200.00 per inspection for bond release will be charged to ensure completion/installation of onsite improvements in compliance with the Subdivision Ordinance.

**21. STAFF RECOMMENDATION**

Staff recommends that the Regional Planning Commission close the public hearing, approve the mobile home permit, approve the MND and adopt the MMP, approve the vesting tentative tract map, CUP, housing permit and parking permit, and recommend to the Board approval of the General Plan amendment and adoption of the zone change.

**Suggested Motion** : "I move that the Regional Planning Commission close the public hearing and approve Mobile Home Permit Case No. 201000003."

**Suggested Motion**: "I move that the Regional Planning Commission approve the Mitigated Negative Declaration and adopt the MMP."

**Suggested Motion**: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 068400, Conditional Use Permit Case No. 200700073, Housing Permit Case No. 201000001 and Parking Permit Case No. 200800002, and recommend to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004."

Attachments:

1. Factual
2. Draft findings and conditions
3. Environmental determination
4. Mobile home park closure impact report and consultant comments
5. Correspondence
6. Burdens of proof
7. Site photos
8. GIS-Net map
9. Thomas Brothers Guide map page
10. Land use map
11. Vesting tentative tract map and Exhibit "A" dated January 7, 2009
12. Site plan, floor plans and elevations
13. Conceptual landscape plan

The following reports consisting of 17 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and the last unit, Tract No. 68400.
16. 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.

17. 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.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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

Prepared by  John Chin  
tr68400L-rev3.doc

Phone (626) 458-4918

Date 02-09-2009



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 068400

REVISED TENTATIVE MAP DATE: 1/07/2009

REVISED EXHIBIT MAP DATE: 01/07/2009

**STORM DRAIN\HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 07/14/08 to the satisfaction of the Department of Public Works.

Name  Date 1/22/2009 Phone (626) 458-4921  
Christopher Sheppard

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

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

TENTATIVE TRACT MAP 68400  
SUBDIVIDER Diamond Development/Prim Enterprises  
ENGINEER B&E Engineers  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER Geocon

TENTATIVE MAP DATED 1/07/09 (revised) Exhibit A  
LOCATION Arcadia  
GRADING BY SUBDIVIDER [ Y ] (Y or N) 132,780 c.y.  
REPORT DATE \_\_\_\_\_  
REPORT DATE 6/12/07

**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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-2-09 is attached.

Reviewed by  Date January 28, 2009  
Karin Burger

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 5.0  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 68400  
Location South Arcadia  
Developer/Owner Prime Enterprises, LLC  
Engineer/Architect B&E Engineers  
Soils Engineer Geocon (P.N. A8455-06-01A)  
Geologist ---

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

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning 1/7/09  
Soils Engineering Report Dated 6/12/07  
Previous review sheet dated 6/2/08

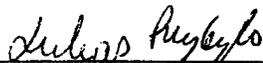
ACTION:

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

REMARKS:

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

Prepared by

  
Lukas Przybylo

Reviewed by



Date 2/2/09

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

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

P:\gmpub\Soils Review\Lukas\Sites\TM-68400, South Arcadia, TTM-A\_5.

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

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

*smf* Name Jason Flood *JF* Date 2/17/09 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\068400 rev3.doc

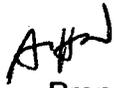
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.
2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
3. Align the proposed "A" Driveway at Mayflower Avenue with Ashmont Avenue.
4. Label all interior streets as private driveway and fire lane.
5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on "A" Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.
6. All egress traffic from "A" Driveway shall be restricted to right turn only.
7. The proposed entry driveway details on "A" Driveway are not approved. Redesign the raised median and approach area (including curb returns) along "A" Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.
8. Terminate the raised median nose along "A" Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.
9. The entry gate on "D" Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.
10. The entry gate on "U" Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.
11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.

12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.
13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.
14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.
15. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
16. 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.
17. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.
18. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.
19. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower 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.

have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

20. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.
21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.



Prepared by Allan Chan  
tr68400r-rev3(rev'd 02-017-09).doc

Phone (626) 458-4921

Date 02-09-2009



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

February 9, 2009

Mr. Bruce Chow  
Linscott, Law & Greenspan, Engineers  
236 East Colorado Boulevard, Suite 200  
Pasadena, CA 91106

Dear Mr. Chow:

**SANTA ANITA VILLAGE PROJECT  
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE  
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)  
TENTATIVE TRACT NO. 68400  
ARCADIA AREA**

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

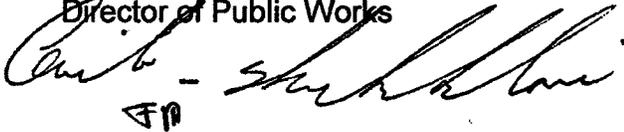
We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.

Mr. Bruce Chow  
February 9, 2009  
Page 2

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER  
Director of Public Works

A handwritten signature in black ink, appearing to read "Gail Farber". Below the signature is a small, stylized logo or mark.

WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

IW:cn

P:\pub\WPFILES\FILES\STU\Isaac\EIR\EIR 09015 - Santa Anita Village neighborhood traffic management measure.DOC

cc: City of Irwindale (Jose Loera)  
City of Monrovia (Doug Benash)  
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

September 13, 2007

Mr. David S. Shender  
Linscott, Law & Greenspan, Engineers  
234 East Colorado Boulevard, Suite 400  
Pasadena, CA 91101

Dear Mr. Shender:

**SANTA ANITA VILLAGE PROJECT  
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)  
TENTATIVE TRACT NO. 68400  
ARCADIA AREA**

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.

**FILE COPY**

Mr. David S. Shender  
September 13, 2007  
Page 2

We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DONALD L. WOLFE  
Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

TML:cn  
P:\pub\WPFILES\FILES\STUAT\Todd\EIR\EIR 07103 - Santa Anita Village.DOC

cc: Caltrans (Cheryl Powell)  
City of Irwindale (Jose Loera)  
City of Monrovia (Doug Benash)  
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

AM  
JFP

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 provide a replacement sewage disposal system for the existing sewer house laterals serving lots fronting Live Oak Avenue and shall provide continuous and uninterrupted sewer service, including but not limited to operation and maintenance of the private sewer house laterals until such time the outlet sewer system is accepted for public use. A bond shall be posted to the satisfaction of Public Works.
2. 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.
3. If necessary, the subdivider shall comply with current sewer easement vacation procedures and shall post a sewer easement vacation bond to the satisfaction of Public Works.
4. If necessary, install off-site sewer house laterals to serve existing lots fronting Live Oak Avenue to the satisfaction of Public Works.
5. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12053AS, dated 12-09-2008**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. 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.
6. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
7. 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 068400 (Rev.)

Page 2/2

TENTATIVE MAP DATED 01-07-2009  
EXHIBIT "A" MAP DATED 01-07-2009

8. Easements are required, subject to review by Public Works to determine the final locations and requirements.
9. Private easements are required and shall be dedicated by separate instruments in favor of existing lots fronting Live Oak Avenue. The separate instruments are subject to review by Public Works to determine the final locations and requirements.

*Jko*

Prepared by Allen Ma  
tr68400s-rev3(rev'd 02-18-2009)

Phone (626) 458-4921 Date Rev. 02-18-2008

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.
4. Easement 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.
5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.





COUNTY OF LOS ANGELES

PP- Jodie

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68400 Map Date January 07, 2009 - Ex. A

C.U.P. Vicinity Map 0166C

- 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 as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date February 4, 2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68400 Tentative Map Date January 07, 2009 - Ex. A

Revised Report

- Checkboxes for fire hydrant requirements: public/private flow rates, hydrant specifications (AWWA standard, location), and installation/testing requirements.

Comments: The current water system is adequate per Fire Flow test perform by Golden State Water Company. The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

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

By Inspector Juan C. Padilla Date February 4, 2009



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



Tentative Map #	<b>68400</b>	DRP Map Date:	<b>01/07/2009</b>	SCM Date:	<b>/ /</b>	Report Date:	<b>02/09/2009</b>
Park Planning Area #	<b>5</b>	<b>ARCADIA ISLANDS</b>				Map Type: <b>REV. (REV RECD)</b>	

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>2.23</b>
IN-LIEU FEES:	<b>\$686,642</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$686,642 in-lieu fees.

Trails:

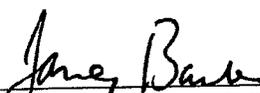
No trails.

Comments:

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

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

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

By:   
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th  
February 05, 2009 13:46:01  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>68400</b>	DRP Map Date:	<b>01/07/2009</b>	SMC Date:	<b>/ /</b>	Report Date:	<b>02/09/2009</b>
Park Planning Area #	<b>5</b>	<b>ARCADIA ISLANDS</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) Goal x (U)nits = (X) acres obligation**

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	0	0.00
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	318	2.23
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>2.23</b>

Park Planning Area = 5 ARCADIA ISLANDS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.23	\$307,911	\$686,642

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
2.23	0.00	0.00	2.23	\$307,911	\$686,642



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

**Land Use Program**  
Patrick Nejadian, REHS  
Chief Environmental Health Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5380 • FAX (626) 813-3016



**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

February 4, 2009

RFS No. 09-0001984

Tract Map No. 068400

Vicinity: Los Angeles

Tentative Tract Map Date: January 7, 2009 (3<sup>rd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 068400** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Golden State Water Company**, a public water company.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

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

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

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

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER:** TR 068400 (RENV200700062, RPAT200700002, RZCT200700004, RCUPT200700073).

1. DESCRIPTION:

*Application for a tract map to subdivide four parcels into six lots to construct 318 residential units—with a minimum 20 percent reserved for seniors—in the following configuration: 148 units in two four-story buildings and 170 units in 23 three-story buildings. Additionally, applicant proposes a 2,850 square foot (s.f.) club house, a 2,900 s.f. community center, a swimming pool, and a “village green.” A zone change from R-A, R-3-P, and C-3 to R-3-DP and a General Plan Amendment to Limited Multi-Residence are also being requested. The current use of the site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.*

2. LOCATION:

*4241 East Live Oak Avenue, Arcadia, CA 91006*

3. PROPONENT:

*Prime Enterprises, LLC.  
900 South San Gabriel Boulevard, #200  
San Gabriel, CA 91776*

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

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

**PREPARED BY:** *Anthony Curzi AC*

**DATE:** *August 3, 2009*

PROJECT NUMBER: TR 068400  
CASES: RENV200700062  
RCUPT200700073  
RPAT200700002  
RZCT200700004



**\*\*\* INITIAL STUDY \*\*\***

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

GENERAL INFORMATION

I.A. Map Date: March 8, 2007 Staff Member: Anthony Curzi  
Thomas Guide: 597-F2 USGS Quad: El Monte  
Location: 4241 Live Oak Avenue, Arcadia, CA

Description of Project: The proposed project is an application for a tract map to subdivide four parcels into six lots to build 318 residential units with a 2,850 square foot (s.f.) club house and a 2,900 s.f. community center. The club house and the community center will require a Conditional Use Permit. The proposed residential units will be built in five phases and consist of 170 townhouse condominium units in 23 three-story buildings and 148 condominium units in two four-story buildings. The current use of the project site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards (c.y.) of cut and 17,000 c.y. of fill. The applicant is requesting a zone change to R-3-DP and a plan amendment to Limited Multi-Residence. Twenty percent of the units will be affordable for seniors.

Gross Acres: 12.45

Environmental Setting: The proposed project site is located in the unincorporated Los Angeles County community of South Monrovia Islands and is bordered to the south by Live Oak Avenue and to the east by Mayflower Avenue. Land uses within 500 feet consist of single-family residences. There are commercial establishments and one multi-family residence to the south. The project site contains flat and sloping topography to the south and east.

Zoning: R-A (Residential Agriculture), R-3-P (Limited Multiple Residence), C-3 (Unlimited Commercial)

General Plan: Category I (Low Density Residential)

Community/Area wide Plan: NA

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
TR 061438/CP 04-168	40 condominium units (pending).
TR 060123/CP 03-207	45 condominium units (approved 10/06/04)
CP 03-165	Maintain existing golf course (approved 03/17/04).
CP 01-069	Repair and storage of construction equipment (approved 06/26/02).

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
- 
- 
- 
- 
- 

Trustee Agencies

- None
- State Fish and Game
- State Parks
- Caltrans District 7
- Native American Heritage Commission
- 

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Arcadia
- City of El Monte
- City of Monrovia
- City of Irwindale
- Monrovia USD
- Golden State Water Company
- 
- 

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- AQMD
- 
- 
- 
- 

County Reviewing Agencies

- Subdivision Committee
- DPW: T&L, Geotechnical and Materials, Waterworks and Sewer Maintenance, EP.
- Sheriff's, Fire, Library
- Parks and Recreation
- DPH: Environmental Hygiene
-

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

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Anthony Curzi *Anthony Curzi* Date: 7/22/09

Approved by: Paul McCarthy *Paul McCarthy* Date: 7-22-09

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- MITIGATION MEASURES**
- Lot Size       Project Design
- OTHER CONSIDERATIONS**
- Approval of Geotechnical Report by DPW

*Implement Geotechnical Engineering Investigation-dated 3/14/07, Chapter 7-Conclusions and Recommendations. Applicant shall comply with all requirements of Subdivision Committee.*

**CONCLUSION**

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

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

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size     Project Design

*Conceptual drainage concept was approved by DPW on July 14, 2008. Applicant shall comply with all requirements of said approval.*

**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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?           |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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

*Applicant shall comply with all requirements of the Subdivision Committee.*

**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site located near a high noise source (airports, railroads, freeways, industry)?<br><i>Project site is located on heavily-traveled Live Oak Avenue. Parking lots and other industrial uses including an auto repair shop are adjacent to the project site to the south.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><i>There is a library 500 feet to the southwest of the project site.</i>   |
| c. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?<br><i>The project will utilize parking lots and a parking structure.</i>                   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?<br><i>Noise from project grading and construction.</i>  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors?   |

**STANDARD CODE REQUIREMENTS**

- Noise Control (Title 12 – Chapter 8)       Uniform Building Code (Title 26 - Chapter 35)

- MITIGATION MEASURES**       **OTHER CONSIDERATIONS**

- Lot Size     Project Design     Compatible Use

*Comply with noise mitigation measures.*

**CONCLUSION**

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

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

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)   |

**MITIGATION MEASURES**

- Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

*Applicant shall comply with all requirements of the Subdivision Committee.*

**CONCLUSION**

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

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

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Grading may create dust.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? <i>The proposed project has the potential to contribute to a cumulative net increase in air quality impacts.</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design     Air Quality Report

**OTHER CONSIDERATIONS**

*AQMD had no comments on project. Implement mitigation measures in MMP.*

**CONCLUSION**

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

Yes No Maybe

a.    Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

*Project site is approximately one mile from Santa Fe Dam SEA.*

b.    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

*Project site is fully developed and does not contain natural habitat areas.*

c.    Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?

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)?

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**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

**CONCLUSION**

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

Potentially significant

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

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

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**CONCLUSION**

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

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

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |
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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

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**CONCLUSION**

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

Potentially significant

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
				<i>Proposed project is not near a riding or hiking trail.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
				<i>Two four story buildings with a maximum height of 66 feet proposed.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size     
  Project Design     
  Visual Report     
  Compatible Use

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**CONCLUSION**

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?  <i>318 residential units are proposed.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?  <i>716 parking spaces and a two-level subterranean parking structure are proposed.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with Traffic & Lighting Division

*Traffic and Lighting concluded proposed project does not require additional studies per City of Arcadia's guidelines.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*Applicant shall comply with all requirements of the Subdivision Committee.*

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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 **sewage disposal** facilities?

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

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at the district level? <i>318 residential units could create capacity problems.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <i>318 residential units could create capacity problems.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <i>Possible increase in library use.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

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**CONCLUSION**

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

Potentially significant

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

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?
				<hr/> <hr/> <hr/> <hr/> <hr/>

<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Fire Mitigation Fee	
<hr/> <i>Nearest County Fire station 2.3 miles away at 5946 N. Kaufman Avenue, Temple City, CA.</i>	
<hr/> <i>Nearest Sheriff's station is 3.9 miles away at 8838 Las Tunas Drive, Temple City, CA.</i>	
<hr/> <hr/> <hr/> <hr/>	

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

*Applicant shall comply with county requirements regarding waste disposal.*

**CONCLUSION**

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?                           |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |
- 
- 
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**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

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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 any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Potential landfill within 1000 feet.</i>

**MITIGATION MEASURES**  
 Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Plan Amendment to Limited Multi-Residence.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Zone Change to R-3-DP.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*Approved plan amendment and zone change will allow proposed project to be consistent with plan designation and zoning.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
				<i>The project site and its surrounding area are urbanized and developed.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 **population, housing, employment, or recreational** factors?

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

## MANDATORY FINDINGS OF SIGNIFICANCE

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

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

## 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

TR068400/RENV/T200700062/RPAT200700002/RZCT200700004/RCUPT200700073  
 Mitigation Monitoring Program

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<b>Geotechnical</b>					
1	Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.	Project Applicant	Implement report recommendations	DPW	Permits
<b>Noise</b>					
2	Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
3	All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
4	Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows: a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation. b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.	Project Applicant	Implement report recommendations	DPW	Plan check
5	Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
6	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
7	Suspend use of all construction equipment operations during applicable smog alerts.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
<b>Air Quality</b>					

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
8	Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.	Project Applicant	Plan check	DPW Project Applicant	Plan checking
9	Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.	Project Applicant	Inspection monitoring	DPW Project Applicant	Permits
10	Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant	Plan check review	DPW Project Applicant	Plan checking
11	<p>Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:</p> <ul style="list-style-type: none"> <li>a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.</li> <li>b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.</li> <li>c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.</li> <li>d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.</li> <li>e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.</li> <li>f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.</li> </ul>	Project Applicant	Implement report recommendations	DRP	Plan checking
<b>Sewer, Traffic, Biota, Drainage and Grading, Relocation.</b>					
12	Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.	Project Applicant	Implement report recommendations	DRP and DPW	Permits
<b>Water Conservation</b>					
13	Utilize high-efficiency dual-flush toilets to reduce water consumption.	Project Applicant	Install dual flush toilets	DPW	Permits

Key: DPW = Los Angeles County Department of Public Works. DRP, Los Angeles County Department of Regional Planning

PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT200700002/RZCT200700004/RCUP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of \$3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
  - a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
  - b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
  - a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
  - b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
  - c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
  - d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
  - e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
  - f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

  
Applicant: Prime Enterprises, LLC

7/22/09  
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date