



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERTIFIED-RECEIPT
REQUESTED**

Richard J. Bruckner
Director

June 3, 2010

Fabian Villa
7650 Steddom Drive
Rosemead, CA 91770-3842

**SUBJECT: PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 200700027
MAP DATE: AUGUST 5, 2009**

Dear Mr. Villa:

A public hearing on Tentative Tract Map No. 068521 and Variance Case No. 200900004 was held by The Regional Planning Commission of Los Angeles County ("Commission") on June 2, 2010.

After considering the evidence presented, the Commission in its action on June 2, 2010, approved Tentative Tract Map No. 068521 and Variance Case No. 200900004 in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached to this letter.

The actions of the tentative tract map and variance authorize the creation of five single-family lots on 0.78 gross acres and the reduction of the required setbacks for the existing house and garage on proposed lot no. 5, allowing the continued use of these two structures.

The decision of the Commission regarding the tentative tract map and variance shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the tentative tract map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on June 14, 2010.**
- In accordance with the requirements of the County Code, the variance may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on June 14, 2010.**

TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
APPROVAL LETTER

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The applicant or any other interested person may appeal the decision of the Commission regarding the tentative tract map and variance to the Board of Supervisors. **If you wish to appeal the decision of the Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website, (<http://planning.lacounty.gov>). The fee for appeal process is \$1,578.00 for the applicant and \$789.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter. Only one appeal and fee is necessary to file an appeal on both applications.

After the appeal period has passed and all appropriate fees have been paid, the approved tentative map may be obtained at the Land Divisions Section, Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The tentative tract map approval shall expire on **February 2, 2012**. If the subject tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person to Room 1382 within one month prior to the expiration date.**

If you have any questions regarding this matter, please contact Josh Huntington of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Alexandra C. Baldwin
for

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:JSH

Attachments: Findings and Conditions
Mitigated Negative Declaration, Including MMP

Cc: Subdivision Committee
Board of Supervisors
Building and Safety

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR068521-(1)
VARIANCE CASE NO. 200900004**

1. The Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing on the matter of Variance Case No. 200900004 on June 2, 2010. Variance Case No. 200900004 was heard concurrently with Tentative Tract Map No. 068521.
2. The subject property is located at 1433 Potrero Grande Drive within the unincorporated community of South San Gabriel, and within the South San Gabriel Zoned District of Los Angeles County.
3. The subject property is approximately 0.78 gross acres (0.62 net acres) in size. It is approximately rectangular in shape with level topography. The subject property currently contains three single-family houses and three accessory structures. One single-family house and one detached garage are to remain on proposed Lot No. 5.
4. Variance Case No. 200900004 is a request by the applicant, Fabian Villa, to authorize the continued use of an existing single-family house and detached garage with insufficient setback distances. A total of five setbacks would have to be varied to allow the continued use of these structures:
 - i. Front setback for the house: 20 feet required, 12.2 feet provided.
 - ii. Rear setback for the house: 15 feet required, 11.6 feet provided.
 - iii. Side setback for the garage: 6.4 feet required, 4.5 feet provided.
 - iv. Rear setback for the garage: five feet required, 2.9 feet provided.
 - v. Separation distance between the house and the garage: six feet required, 4.7 feet provided.
5. Tentative Tract Map No. 068521 ("TR068521") is a related request to create five single-family lots on 0.78 gross acres.
6. The project site is within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone and within the South San Gabriel Community Standards District ("CSD").
7. Surrounding properties to the north, south, east, and west are zoned A-1. Further to the north and east, there are also properties zoned C-3 (Unlimited Commercial). Further to the south, there are properties zoned R-3-30U-DP (Limited Multiple Residence - 30 Dwelling Units per Net Acre - Development Program) and C-2 (Neighborhood Commercial).
8. The surrounding land uses to the north, south, east, and west are mostly single-family residences. There are also commercial land uses to the north and south,

along Potrero Grande Drive. Additionally, there is an attached senior housing development to the south. To the east, there are also attached condominiums and a church. To the west, there are also nurseries and utilities.

9. The South San Gabriel CSD requires the averaging of all the front setbacks on the same side of the street, unless this average distance is less than 20 feet, in which case the setback would be 20 feet. There are three lots that face Steddom Drive. One is vacant. The other lot, 7620 Steddom Drive, has a setback of less than 20 feet. As such, the CSD mandates that the front yard setback for this house be 20 feet.
10. The single-family residence that is to remain on proposed Lot No. 5 was built in 1962. Until TR068521 is recorded, this house meets all setback requirements. After the subdivision records, the front of the newly created Lot No. 5 shifts to face Steddom Drive. When this happens, the newly created front yard requirement will be for a 20-foot setback, and the rear yard requirement will be for a 15-foot setback. The existing house provides a 12.2-foot front yard setback and an 11.6-foot rear yard setback.
11. The detached garage that is to remain on proposed Lot No. 5 was legally built in 1962. Currently, the front of the lot is Potrero Grande Drive. Los Angeles County Code ("County Code") Section 22.48.140 allows garages that are set back more than 75 feet from the front of the lot to encroach into the required side and rear setbacks. Therefore, until TR068521 records, this garage meets the setback requirements of the side and rear yards because it is set more than 75 feet back from Potrero Grande Drive, currently the front of the lot.
12. The subject property is designated "1" (Low Density Residential) by the Los Angeles Countywide General Plan ("General Plan"). This category allows a maximum of six dwelling units per acre. TR068521 proposes 6.4 dwelling units per acre. This density exceeds the land use category but can be found consistent with the General Plan as it allows a higher density where such a density is justified by the surrounding neighborhood. The applicant has submitted a residential infill burden of proof that provides this justification.
13. Staff has not received any comments from the public regarding this project proposal.
14. Section 22.24.110 of the County Code lists development standards for the A-1 zone. The required setbacks cited in these findings are listed in this section.
15. The existing single-family residence and detached garage are allowed by right within the A-1 zone. Furthermore, both a single-family residence and a detached garage are appropriate uses within the "1" (Low Density Residential) land use classification of the General Plan.

16. No comments from the public were received regarding this project proposal.
17. At the June 2, 2010 public hearing, the Commission heard a staff presentation and oral testimony from the applicant, Fabian Villa, and his agent, Kevin Lai, regarding the proposed project.
18. At the June 2, 2010 public hearing, the Commission stated that this part of South San Gabriel is one of the last remaining agricultural areas of the San Gabriel Valley and that this area is changing.
19. At the June 2, 2010 public hearing, the Commission stated that the variance was for an existing house and garage, and is therefore substantially different and less intrusive to the neighbors than a situation where setbacks are varied for new structures.
20. At the June 2, 2010 public hearing, the Commission stated that all new structures on any of these lots will need to meet the requirements of the South San Gabriel CSD.
21. At the June 2, 2010 public hearing, the Commission also expressed concern over the current location of the existing water meter on proposed Lot No. 5. They requested that the applicant relocate the meter to the front of the lot for the convenience of meter readers. The applicant agreed to relocate the water meter on proposed Lot No. 5.
22. At the June 2, 2010 public hearing, after hearing all testimony, the Commission by unanimous vote closed the public hearing and approved Variance Case No. 200900004.
23. The Commission finds that special circumstance or exceptional characteristic that does not apply to other identically zoned parcels in the vicinity exist. In this case, the existing house and garage were approved and constructed in their current locations before TR068521 was proposed. These structures were approved by the Regional Planning Commission in 1962 and were legally established. The existing house and garage currently meet all setback requirements except for the separation requirement between structures; it is only the subdivision and subsequent reorientation of the lot that will cause the other setbacks for the house and garage to be insufficient.
24. The Commission finds that the project demonstrates that denying the project would deprive the owner of a substantial property right. In this case, the property owners are seeking to make use of existing structures that were approved in 1962. To deny the request would deprive the applicant of the continued use of these structures since their removal would be a condition of approval of TR068521.

25. The Commission finds that to be granted a variance, the applicant must also show that the requested decreased setbacks are not likely to be materially detrimental to the public welfare. Since these structures exist in their current configuration and since no modification is proposed for these structures, it is unlikely that these decreased setbacks will be materially detrimental to the public welfare. Furthermore, any future structures or additions will have to meet the standard setback requirements of the CSD and A-1 zone.
26. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
27. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found the project had no significant effects on the environment with project revisions and mitigation measures, which resulted in a determination of a Mitigated Negative Declaration.
28. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.
29. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges

enjoyed by other property in the vicinity and under identical zoning classification;
and

- B. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and
- C. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and
- D. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Variance as set forth in Sections 22.56.330 of the Los Angeles County Code.

ST:JH

06/03/10

PROJECT NO. TR068521-(1)
VARIANCE CASE NO. 200900004

CONDITIONS:

1. This grant authorizes the continued use of an existing single-family house and detached garage with less than required setback distances within the South San Gabriel Community Standards District ("CSD"). A total of five setbacks would have to be reduced to allow the continued use of these structures:
 - i. Front setback for the house: 20 feet required, 12.2 feet provided.
 - ii. Rear setback for the house: 15 feet required, 11.6 feet provided.
 - iii. Side setback for the garage: 6.4 feet required, 4.5 feet provided.
 - iv. Rear setback for the garage: five feet required, 2.9 feet provided.
 - v. Separation distance between the house and the garage: six feet required, 4.7 feet provided.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required fees have been paid pursuant to Condition Nos. 9 and 11. Notwithstanding the foregoing, this Condition No. 3, and Condition No. 14, 15, and 17 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

8. The permittee or successor in interest shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures contained in the approved Mitigation Monitoring Program ("MMP"). Prior to recordation of the covenant, the permittee or successor in interest shall submit a copy of the draft covenant, which attaches the approved MMP, to the Director of Planning for review to confirm compliance with this condition.
9. Within three days of tentative map approval, the permittee or successor in interest shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
10. The mitigation measures set forth in the project's MMP, adopted in connection with the Final Environmental Impact Report for the project are incorporated and made conditions of Variance Case No. 200900004. As a means of ensuring the effectiveness of the mitigation measures, the permittee or successor in interest shall submit mitigation monitoring reports to Regional Planning as required by the approved MMP to show compliance with the required mitigation measures. The permittee or successor in interest shall record a covenant and agreement, and submit a draft copy to Regional Planning for review which attaches the approved MMP prior to recordation of the covenant, agreeing to the mitigation measures of the approved MMP.
11. Within 30 days of approval of Variance Case No. 200900004, the permittee or successor in interest shall deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the approved MMP.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
14. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or

annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense.

15. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

16. All future additions to these structures and new structures must meet all of the required setbacks for the A-1 zone and the CSD.
17. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 068521. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
PROJECT NO. 068521-(1)
TENTATIVE TRACT MAP NO. 068521**

1. The Los Angeles County Regional Planning Commission ("Commission"), has conducted a public hearing on the matter of Tentative Tract Map No. 068521 on June 2, 2010. Tentative Tract Map No. 068521 was heard concurrently with Variance Case No. 200900004.
2. Tentative Tract Map No. 068521 is a request to create five single-family lots on 0.78 gross acres.
3. Variance Case No. 200900004 is a related request by the applicant, Fabian Villa, to authorize the continued use of an existing single-family house and detached garage with insufficient setback distances of the front yard, side yard, rear yard, and distance between house and garage.
4. The subject property is located at 1433 Potrero Grande Drive within the unincorporated community of South San Gabriel, and within the South San Gabriel Zoned District of Los Angeles County.
5. The subject property is approximately 0.78 gross acres (0.62 net acres) in size. It is approximately rectangular in shape with level topography.
6. Proposed Lot No. 1 will take access from Potrero Grande Drive, a 100-foot wide Major Highway. Proposed Lot Nos. 2 through 5 will take access from Steddum Drive, a 60-foot wide private and future street.
7. The project site is within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone and within the within the South San Gabriel Community Standards District ("CSD").
8. Surrounding properties to the north, south, east, and west are zoned A-1. Further to the north and east, there are also properties zoned C-3 (Unlimited Commercial). Further to the south, there are properties zoned R-3-30U-DP (Limited Multiple Residence - 30 Dwelling Units per Net Acre - Development Program) and C-2 (Neighborhood Commercial).
9. The surrounding land uses to the north, south, east, and west are mostly single-family residences. There are also commercial land uses to the north and south, along Potrero Grande Drive. Additionally, there is an attached senior housing development to the south. To the east, there are also attached condominiums and a church. To the west, there are also nurseries and utilities.

10. The subject property currently contains three single-family houses and three accessory structures. One single-family house and one detached garage are to remain on proposed Lot No. 5.
11. The project design complies with the standards of the A-1 zoning classification. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code"). The A-1 zone requires each lot to contain a minimum of 5,000 net square feet. All five proposed lots meet the minimum lot size requirement of the A-1 zone.
12. The subject property is designated "1" (Low Density Residential) by the Los Angeles Countywide General Plan ("General Plan"). This category allows a maximum of six dwelling units per acre. TR068521 proposes 6.4 dwelling units per acre. This density exceeds the land use category but can be found consistent with the General Plan as it allows a higher density where such a density is justified by the surrounding neighborhood. The applicant has submitted a residential infill burden of proof that provides this justification.
13. The applicant submitted an infill study with an "Infill Burden of Proof" which states that 27 properties within the 500-foot radius have densities that are equal to or greater than the density proposed in this project. Therefore, the proposed density is consistent with the surrounding neighborhood. As such, the applicant's proposal to create five lots, which is approximately 6.4 dwelling units per acre, is consistent with the density allowed under the land use category. Therefore, this project is consistent with this aspect of the General Plan.
14. The Tentative Tract Map dated August 5, 2009 depicts five residential lots on 0.78 gross acres. Each lot contains between 5,000 and 5,500 net square feet. Lot No. 1 is shown at the southeast corner of the subdivision and will take access from Potrero Grande Drive. Lot No. 2 is shown at the northeast corner of the subdivision, nearest to the intersection of Potrero Grande Drive and Steddum Drive, a private and future street. Lot Nos. 2 through 5 are shown lined up along Steddum Drive from the east to the west. These four lots will take access from Steddum Drive.

The Tentative Tract Map shows that the applicant proposes to vacate a portion of Potrero Grande Drive that varies from six to 24 feet wide. The applicant then proposes to dedicate a triangular corner cut-off nearest the intersection of Potrero Grande Drive and Steddum Drive. The map also shows that the applicant is proposing to make an offer of private and future right of way 30 feet from the centerline on Steddum Drive. The applicant will also construct curb and gutter (18 feet from centerline), base, pavement, and sidewalk on Steddum Drive and has requested to use the alternate street section for these improvements, consistent with the character of the other improved portions of Steddum Drive. Furthermore, the applicant proposes to construct new driveways along the property frontage on

Steddom Drive and to reconstruct the driveway along Potrero Grande Drive. Finally, the applicant proposes to provide street lighting and street tree planting consistent with the requirements of the Los Angeles County Department of Public Works. Two hundred seventy (270) cubic yards of grading is proposed as part of this project.

15. No comments from the public were received regarding this project proposal.
16. At the June 2, 2010 public hearing, the Commission heard a staff presentation and oral testimony from the applicant, Fabian Villa, and his agent, Kevin Lai, regarding the proposed project.
17. At the June 2, 2010 public hearing, the Commission stated that this part of South San Gabriel is one of the last remaining agricultural areas of the San Gabriel Valley and that this area is changing.
18. At the June 2, 2010 public hearing, the Commission stated that the variance was for an existing house and garage, and is therefore substantially different and less intrusive to the neighbors than a situation where setbacks are varied for new structures.
19. At the June 2, 2010 public hearing, the Commission stated that all new structures on any of these lots will need to meet the requirements of the South San Gabriel CSD.
20. At the June 2, 2010 public hearing, the Commission also expressed concern over the current location of the existing water meter on proposed Lot No. 5. They requested that the applicant relocate the meter to the front of the lot for the convenience of meter readers. The applicant agreed to relocate the water meter on proposed Lot No. 5.
21. At the June 2, 2010 public hearing, after hearing all testimony, the Commission by unanimous vote closed the public hearing and approved Variance Case No. 200900004.
22. The tentative map application is exempt from Los Angeles County's Low Impact Development ("LID") Ordinance. All future development, including construction, will be subject to Los Angeles County's LID, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
23. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs. The installation of any on site wastewater treatment system will meet the requirements of the Los Angeles County Department of Public Health.

24. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
25. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
26. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
27. The Commission finds that this project is permitted at a density that exceeds that depicted on the Land Use Policy Map subject to conformance with the following criteria:
 - 1) The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - 2) The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - 3) The proposed project will not overburden existing public services and facilities;
 - 4) The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
28. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
29. The Commission finds the proposed project is consistent with the goals and policies of the General Plan.
30. The Commission finds that the proposed project is consistent with the requirements of the CSD, except as outlined in the requested Variance Case No. 200900004.
31. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

32. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
33. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found the project had no significant effects on the environment with project revisions and mitigation measures, which resulted in a determination of a Mitigated Negative Declaration.
34. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.
35. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 068521 is approved, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

ST:JH

06/03/10

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521**

Map Date: August 5, 2009

CONDITIONS:

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone and the South San Gabriel Community Standards District ("CSD"). Project development is also subject to those conditions set forth in associated Variance Case No. 200900004 and the Mitigation Monitoring Program ("MMP").
2. All future development, including construction, shall be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. All existing structures that are to be removed, must be completely demolished prior to final map approval. Specifically, all structures are to be removed, except for the house and garage on proposed Lot No. 5 that are the subject of Variance Case No. 200900004. The subdivider shall provide proof of demolition to the satisfaction of the Department of Regional Planning ("Regional Planning").
4. The subdivider shall relocate the existing water meter in Lot No. 5 to a location near the front of the lot, consistent with those proposed for Lot Nos. 2 through 4 along the frontage of Steddom Drive. Prior to final map approval, the subdivider shall submit a water plan depicting the proposed new/relocated water meters (along with other requisite water systems to serve the subdivision) subject to the approval of the water company, and the Los Angeles County Department of Public Works ("Public Works").
5. In accordance with Section 21.32.195 of the Los Angeles County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscaping plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning. A bond may be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
6. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
7. Within three days of tentative map approval, the subdivider or successor in interest

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
CONDITIONS

shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

8. The subdivider or successor in interest shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures contained in the approved Mitigation Monitoring Program ("MMP"). Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant, which attaches the approved MMP, to the Director of Planning for review to confirm compliance with this condition.
9. The mitigation measures set forth in the project's MMP, adopted in connection with the Final Environmental Impact Report for the project are incorporated and made conditions of Tentative Tract Map No. 068521. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning as required by the approved MMP to show compliance with the required mitigation measures.
10. Within 30 days of approval of Tentative Tract Map No. 068521, the subdivider or successor in interest shall deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the approved MMP.
11. The subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 66499.37 or any other applicable time period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
12. In the event that any claim, action or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to

**PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
CONDITIONS**

the subdivider, or the subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

The following reports consisting of 11 pages are the recommendations of Public Works.

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

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

7. Quitclaim or relocate easements running through proposed structures.
8. Remove existing buildings in Lots 1 and 3 as shown prior to final map approval. Demolition permits are required from the Building and Safety office.
9. 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.
10. 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.
11. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



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

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

TRACT NO.: 68521

TENTATIVE MAP DATE: 8/05/09

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study, which was conceptually approved on 3/27/08 to the satisfaction of the Department of Public Works.

AZ Name Lizbeth Coidora Date 8/31/09 Phone (626) 458-4921

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

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 68521
SUBDIVIDER Fabian Villa
ENGINEER Caliland Engineering
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 8/5/09 (Revision)
LOCATION South San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N) - 180 y³
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 8/24/09 is attached.

Reviewed by  Date 8/25/09
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 6.0
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 68521
Location South San Gabriel
Developer/Owner Fabian Villa
Engineer/Architect CaliLand Engineering
Soils Engineer _____
Geologist _____

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

Review of:

Revised Tentative Tract Map Dated by the Processing Center 8/5/09

Previous Review Sheet Dated 7/25/08

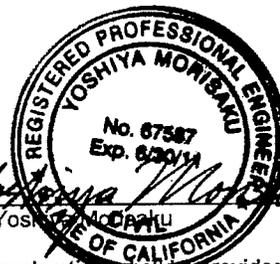
ACTION:

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

REMARKS:

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

Reviewed by _____ Date 8/24/09



NOTICE: Public safety, relative to geotechnical subsurface exploration, is provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\68521, TentTM-A_3

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

MDI

Name David Esfandi Date 09/02/09 Phone (626) 458-4921

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

1. Dedicate vehicular access rights on Potrero Grande Drive to Lot 2. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
2. Permission is granted to vacate excess right of way along the property frontage on Potrero Grande Drive providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. An 8-foot wide parkway shall be maintained. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
3. Provide a return radius of 27 feet at the intersection of Potrero Grande Drive and Steddom Drive plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Make an offer of private and future right of way 30 feet from the centerline on Steddom Drive. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
5. If applicable, remove the existing chain link fences from the existing right of way/private and future right of way along the property frontage on Potrero Grande Drive and Steddom Drive to the satisfaction of Public Works.
6. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Potrero Grande Drive to the satisfaction of Public Works.
7. Construct curb and gutter (18 feet from centerline), base, pavement, and sidewalk on Steddom Drive. Permission is granted to use the alternate street section on Steddom Drive. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
8. Construct new driveways along the property frontage on Steddom Drive to meet current ADA requirements to the satisfaction of Public Works.
9. Reconstruct the driveway along the property frontage on Potrero Grande Drive to meet current ADA requirements to the satisfaction of Public Works.

10. Construct full width sidewalk along Potrero Grande Drive to the satisfaction of Public Works.
11. Reconstruct the existing curb return at the intersection of Potrero Grande Drive and Steddom Drive to provide full width sidewalk, curb ramp, and standard curb return to the satisfaction of Public Works. If required, relocate any existing poles to the satisfaction of Public Works.
12. Remove the existing A.C. curb within the proposed private and future right of way along the property frontage on Steddom Drive and the existing off-site A.C. curb in the vicinity of the westerly property line on Steddom Drive to the satisfaction of Public Works.
13. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Potrero Grande Drive and Steddom Drive to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
14. Install postal delivery receptacles in groups to serve two or more residential parcels.
15. Plant street trees along the property frontage on Potrero Grande Drive and Steddom Drive to the satisfaction of Public Works. Existing trees in dedicated right of way of Potrero Grande Drive shall be removed and replaced if not acceptable as street trees.

16. 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.
17. 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.

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

1. The subdivider shall install separate house laterals to serve each lot in the land division.
2. A sewer area study for the proposed subdivision (PC12028AS, dated 04-28-2008) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.



Prepared by Tony Khalkhali
tr68521s-rev2.doc

Phone (626) 458-4921

Date 08-31-2009

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

1. Water service to the existing building must be with the same lot as the building it serves; otherwise, it shall be relocated to the same lot.
2. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.



Prepared by Tony Khalkhali
tr68521w-rev2.doc

Phone (626)458-4921

Date 08-31-2009

pp- Josh



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68521 Map Date August 05, 2009

C.U.P. Vicinity Map 0296B

- 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: No on-site access required. Access as shown on the exhibit map is adequate.

By Inspector: Juan C. Padilla Date September 2, 2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68521 Tentative Map Date August 05, 2009

Revised Report

- Checkboxes for fire hydrant requirements, including flow rates, installation details, and fire department approval conditions.

Comments: Per San Gabriel Valley Water Company's fire flow test dated 02-02-09, the existing fire hydrants are adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date September 2, 2009



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



PARK OBLIGATION REPORT

Tentative Map #	68521	DRP Map Date: 08/05/2009	SCM Date: 09/03/2009	Report Date: 08/31/2009
Park Planning Area #	6	WHITTIER NARROWS	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$5,661

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,661 in-lieu fees.

Trails:

No trails.

Comments:

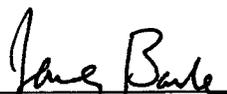
The proposed project consists of five lots for single-family residences. An existing one-story house will remain and two existing houses will be removed; net increase of 2 housing units.

*****Advisory:**

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

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

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

By: 
James Barber, Land Acquisition & Development Section

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August 31, 2009 10:04:35
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	68521	DRP Map Date: 08/05/2009	SMC Date: 09/03/2009	Report Date: 08/31/2009
Park Planning Area #	6	WHITTIER NARROWS	Map Type: REV. (REV RECD)	

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

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

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

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

Total Units = Proposed Units + Exempt Units

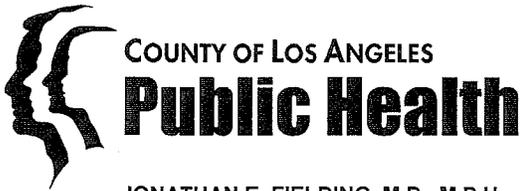
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.65	0.0030	2	0.02
M.F. < 5 Units	2.65	0.0030	0	0.00
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	2.32	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.02

Park Planning Area = **6 WHITTIER NARROWS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$283,057	\$5,661

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$283,057	\$5,661



COUNTY OF LOS ANGELES

Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 21, 2009

RFS No. 09-0022523

Tract Map No. 068521

Vicinity: Rosemead

Tentative Tract Map Date: August 5, 2009 (2nd Revision)



Environmental Health recommends approval of this map.



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

The Los Angeles County Department of Public Health has no objection to this subdivision and **Tentative Tract Map 068521** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **San Gabriel Valley Municipal Water District**, 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 No. 15** as proposed.

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

Respectfully,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: RENV 200700027 / TR 068521

1. **DESCRIPTION:**

The proposed is a request for a Tract Map to subdivide 0.62 acre into a 5-unit detached single family residential condominium project. The property currently consists of three (3) existing houses, a detached garage will be retained and two (2) will be removed. The project will use domestic water and public sewer. Proposed grading is 180 cubic yards of cut and 90 cubic yards of fill.

2. **LOCATION:**

1433 Potrero Grande Drive
Alhambra, CA 91801
(APN 5277-015-054)

3. **PROPONENT:**

CaliLand Engineering, Inc.
3638 Smith Avenue, Suite A
Rosemead, CA 91770

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

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT 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 MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, Department of Regional Planning
DATE: September 3, 2009

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T200700027 / TR 068521

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Geotechnical

1	Submit a grading plan to the Department of Public Works (DPW) for review and approval. All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of the Preliminary Soils Engineering Investigation Report, prepared by T K Engineering.	Submit and approval of Grading Plan	Prior to Issuance of grading permit	Applicant	DPW
2		Grading Plan Check	Prior to Issuance of grading permit	Applicant	DPW

Noise

	Comply with all applicable sections of the County of Los Angeles Noise Control Ordinance, Title 12 Environmental Protection Noise Control (i.e. construction noise) and Los Angeles County Department of Public Works Construction Division standards.	Submit a copy of approved Building Plans with note referencing Title 12	During all phases of construction	Applicant	DPH DPW
1	Standard construction noise attenuation measures should include but not be limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid-morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During all phases of construction	Applicant	DPW DRP
4		Field Verification			

5	During grading and earth materials hauling activities, it is recommended that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 pm and 8:00 am (ordinance indicates construction work prohibited between 7:00 pm and 7:00 am). "Grading" means any excavating or filling or earth material or any combination thereof conducted at a site for construction or other improvements thereon.	Field Verification	During all phases of construction	Applicant	DPW DRP
				Contractor	DRP

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
6	Interior noise levels in buildings should not exceed 45 dBA, therefore the County of Los Angeles Department of Public Health recommends that the units facing Potrero Grande Drive be provided with windows with upgraded glazing consisting of dual pane assemblies.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Field Verification	During all phases of construction	Applicant	DPH DPW DRP

Education

7	The applicant or successor in interest will be required to pay the library facilities mitigation fee. The proposed project is located in the Library's Planning Area 3 (West San Gabriel). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$800 per residential unit. Therefore, the total mitigation fee that would be required is \$3,200 (\$800 x 4 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Payment of Library Facilities Mitigation fees	Prior to issuance of building permits	Applicant	Public Library DRP
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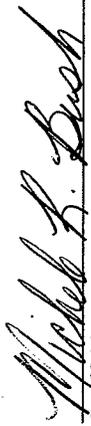
Compliance

8	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP
9	The subdivision shall conform to the design standards and policies of the Department of Public Works.	Submittal and approval of Public Works Plans	Prior to Final Map Approval	Applicant	DPW DRP

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.


Applicant Signature _____
Date 9.3.2009

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


Staff Signature _____
Date 9/3/09



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

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

GENERAL INFORMATION

I.A. Map Date: 11/19/2005 Staff Member: Michele Bush
Thomas Guide: 636 E4 USGS Quad: El Monte
Location: 1433 Potrero Grande Drive, South San Gabriel

Description of Project: The proposed project is a request for a Tract Map to subdivide 0.78 acres (one existing parcel) into a 5-unit detached single family residential condominium project. The property currently consists of three (3) existing houses, a detached garage and shed. One house and detached garage will be retained and two (2) will be removed. The project will use domestic water and public sewer. Proposed grading is 180 cubic yards of cut and 90 cubic yards of fill.

Gross Acres: 0.78

Environmental Setting: The project site is located on Potrero Grande Drive, approximately 1¼ mile south of the San Bernardino (10) Freeway, 2 miles west of the 19 Rosemead Blvd. and 1 mile north of the Pomona (60) Freeway. The site is approximately 1 mile east of the Garvey Reservoir, 1½ mile west of the Rio Hondo, 1 mile northeast of the Alhambra Wash, 2 miles west of the Legg Lake, within the unincorporated community of South San Gabriel. Surrounding land uses within a 500' radius consist of utility, nursery and single family residential to the north, single family residential to the south, single family and two family residential to the east and west.

Zoning: A-1 Light Agriculture

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

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>TR 54380</i>	<i>3 condominium lots (8 units) on 1.16 acres; pending</i>
<i>TR 063315</i>	<i>2 condominium lots (6 units) on 0.88 acres; pending</i>
<i>PM 27142</i>	<i>3 single family lots on 0.65 acres; pending</i>
<i>TR 063876</i>	<i>5 single family lots on 0.94 acres; pending</i>
<i>TR 43749</i>	<i>5 single family lots on 0.95 acres; recorded</i>
<i>TR 061059</i>	<i>1 condominium unit (5 units) on 0.67 acres; approved</i>

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

- SCAQMD
- San Gabriel Valley Water Company
- San Gabriel Valley Cities Council of Governments

Trustee Agencies

- None
- State Fish and Game
- State Parks
- Native American Heritage Commission (NAHC)

Special Reviewing Agencies

- None
- Montebello Unified School District

Regional Significance

- Pico Rivera Sheriff's Station
- City of Rosemead
- City of Monterey Park
- City of Montebello

County Reviewing Agencies

- County of Los Angeles Public Library-Downey
- County of Los Angeles Public Library-Rosemead Library
- Fire Station #4
- County of Los Angeles Fire Department
- County of Los Angeles Health Services – Environmental Planning & Evaluation
- County of Los Angeles Health Services - Environmental Hygiene
- County of Los Angeles Sheriff's Department - Alhambra

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

Environmental Finding:

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

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: Michele R. Bush Date: 4/27/2010

Michele Bush

Approved by: Paul McCarthy Date: 4-27-10

Paul McCarthy

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?
<i>Based on the review of GIS-NET data, the project site is not located in an active or potentially active fault zone, seismic hazards zone or alquist-priolo earthquake fault zone.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<i>Based on the review of GIS-NET data, the project site is not located in an area containing a major landslide.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
<i>Based on the review of GIS-NET data, the project site is relatively flat and is not located in an area having high slope instability.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<i>Based on the review of GIS-NET data, the project site is not subject to high subsidence, high groundwater level, liquefaction or hydrocompaction.</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?
<i>The proposed project is residential and not considered a sensitive use and is not located in close proximity to a significant geotechnical hazard.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
<i>The project proposes 180 cubic yards of cut and 90 cubic yards of fill. The project site is relatively flat and does not contain slopes of over 25%.</i> |
| g. | <input checked="" type="checkbox"/> | <input 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?
<i>Based on Preliminary Soils Engineering Investigation Report prepared by T K Engineering, the potential expansion is medium (68 sandy silty clay), however the project site is suitable for development. Applicant shall comply with the requirements of the County of Los Angeles Department of Public Works.</i> |
| 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

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, **geotechnical** 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)?
<i>Based on review of GIS-NET data, the project site is not located in a Very High Fire Hazard Severity Zone.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<i>The project site is not in a high fire hazard area and is not served by inadequate access.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>Based on review of aerial mapping and GIS-NET data the project site contains four (4) single family residences on a single access, and is not in a high fire hazard area.</i> |
| 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?
<i>The project site is currently served by the San Gabriel Valley Water Company and is served by Los Angeles County Fire Department.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<i>Based on review of the land use radius map and Thomas Guide mapping data, the project site is not located in close proximity to potential dangerous fire hazard conditions/uses.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
<i>The proposed use is single family residential and does not constitute a potentially dangerous fire hazard.</i> |
| 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

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

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? <i>The project site is served by the San Gabriel Valley Water Company.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The proposed project will be served by public sewer, County Sanitation Districts of Los Angeles County District 15 – Rosemead.</i>
	<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? <i>The project's associated construction activities are not expected to significantly impact the water quality in the area. The applicant shall comply with all of the requirements of the Department of Public Works and Subdivision Committee.</i>
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? <i>The project's post-development activities are not expected to degrade the water quality in the area. The applicant shall comply with all of the requirements of the Department of Public Works and Subdivision Committee.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? <i>The proposed project is a 5-unit condominium residential project on 0.62 acres.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>The proposal is not considered a sensitive use, however it is located near freeways.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>The project is not likely to increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Based on review of project and mapping data, the proposed project will not generate or is it in close proximity to sources that create obnoxious odors, dust and/or hazardous emissions.</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? <i>The proposed project will not conflict with or obstruct implementation of any air quality plan.</i>
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? <i>The proposed project is a continuation of the existing residential land use and will not violate any air quality standard or contribute substantially to any existing or projected air quality violation.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>The proposed project is a continuation of the existing residential land use and will not result in a cumulatively considerable net increase of any criteria pollutant.</i>
h.	<input type="checkbox"/>	<input checked="" 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

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
<i>Based on the review of GIS-NET data and aerial mapping, the project site is not located within an SEA, SEA Buffer or ESHA and is completely disturbed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<i>Based on the review of GIS-NET data and aerial mapping, the project site is completely disturbed.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<i>Based on the review of the USGS quad sheet and GIS-NET data, there is no drainage course located on the project site.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
<i>Based on the review of aerial mapping and GIS-NET data, the project site is completely disturbed and does not contain any riparian or other sensitive habitat.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?
<i>Based on the review of aerial mapping and GIS-NET data, the project site is completely disturbed and does not contain any oak or other unique native trees.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<i>Based on the review of GIS-NET data, the project site is completely disturbed and not habitat for any known sensitive species.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <i>Based on the review of GIS-NET data and aerial mapping, the project site is not in or near an area containing known archaeological resources or containing features that indicate potential archaeological sensitivity.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>Based on the review of aerial mapping, the project site does not contain rock formations.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Based on the review of GIS-NET data, the project site does not contain any known historic structures or sites.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? <i>Based on the review of GIS-NET data and mapping, there are no historical or archaeological resources located on the project site.</i>
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? <i>Based on the review of GIS-NET data and mapping, there are no paleontological resources or geologic features located on the project site.</i>
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

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>Based on the review of GIS-NET data, there are no known mineral resources on the project site.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>Based on the review of GIS-NET data, there are no locally important mineral resources on the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

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"/>	<i>Based on the review of GIS-NET data, the project site is categorized as Other Lands.</i> Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project site is zoned A-1 Light Agriculture which allows residential uses, the proposed project will be a continuation of the existing residential uses in the area. There is no Williamson Act contract on the property.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>The proposed project will be a continuation of the existing residential uses in the area and will not involve other changes in the existing environment.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **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"/>	<p>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?</p> <p><i>Based on the review of GIS-NET data, the project site is not visible from or will it obstruct views along a scenic highway, is not located within a scenic corridor and will not impact a viewshed.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>Based on the review of GIS-NET data, the project site is not visible from or will it obstruct views from a regional riding or hiking trail.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>Based on the review of GIS-NET data and aerial mapping, the project site is completely developed and does not contain any unique aesthetic features.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p> <p><i>The proposed use, residential, is a continuation of the existing residential use and will not be out-of-character with adjacent uses.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project likely to create substantial sun shadow, light or glare problems?</p> <p><i>The project will have to meet the requirements of the Leona Valley Community Standards District (CSD) and the County of Los Angeles Zoning Ordinance.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., grading or landform alteration)?</p>

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

Visual Report

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
<i>The proposed project is a 5-unit condominium project and is not located in an area with known congestion problems.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
<i>Applicant shall comply with all requirements of the Subdivision Committee.</i> |
| 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>The proposed project will be required to provide adequate parking to serve the use and comply with the County of Los Angeles Zoning Ordinance.</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?
<i>The project site is currently accessible and served by emergency vehicles.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<i>The proposed project will not generate traffic levels that will exceed CMP thresholds.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
<i>Applicant shall comply with all requirements of the County Code and other appropriate ordinances.</i> |
| 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

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>The project site is currently served by public sewer through the County Sanitation Districts of Los Angeles County District 15 – Rosemead.</i> |
| 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?
<i>The project site is currently served by public sewer through the County Sanitation Districts of Los Angeles County District 15 – Rosemead.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-

STANDARD CODE REQUIREMENTS

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<hr/> <i>The proposed project is not likely to create capacity problems at the district level.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<hr/> <i>The proposed project is not likely to create capacity problems at individual schools that will serve the project site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<hr/> <i>The proposed project is not likely to create student transportation problems.</i> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<hr/> <i>Based on a letter from the County of Los Angeles Library, dated March 23, 2009, the proposed project would create additional demand for library services and would adversely affect the service capacity of the library to adequately serve the residents of its service area.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

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"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The project is currently served by emergency services and it is not likely it will create staffing or response time problems at the fire station or sheriff's substation serving the project site.</i></p> <p><i>Consultation with Fire Station #4 and the Pico Rivera Sheriff's Station.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>There are no known special fire or law enforcement problems associated with the project or the general area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

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? <i>The project site is served by domestic water service provided by the San Gabriel Valley Water Company.</i>
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? <i>The project site is served by domestic water service and the County of Los Angeles Fire Department.</i>
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? <i>The project site is currently served by public utilities.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>The project site is currently served by public utilities and there are no known service problems.</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)? <i>The proposed project is a continuation of the existing residential use and will not result in substantial adverse physical impacts associated with the provision of physically altered governmental facilities.</i>
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 **OTHER CONSIDERATIONS**

Lot Size Project Design

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?
<i>The applicant must meet the requirements of the State Administrative Code, Title 24 Part 5, T-20 (Energy Conservation).</i> |
| 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?
<i>The proposed project is a continuation of the existing residential use on the project site, is in character with surrounding residential uses and will not result in a major change in the patterns, scale or character of the general area or community.</i> |
| 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?
<i>Based on the review of GIS-NET data, the project site is classified as Other Land and the proposed project will not result in a significant reduction in the amount of agricultural land.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

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?
<i>The existing land use is residential, no hazardous materials are used, transported, produced, handled or stored on-site.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<i>The existing land use is residential, no pressurized tanks are to be used or hazardous wastes stored on-site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<i>There are residential units located within 500 feet of the project site. However, the proposed project is a continuation of the existing residential use on the project site and will not adversely affect surrounding areas.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<i>There are no known previous uses that indicate residual soil toxicity of the site. The site is not located within two miles downstream of any known groundwater contamination source.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
<i>The proposed project would not create a significant hazard to the public or environment involving the accidental release of hazardous materials.</i> |
| 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?
<i>The proposed project will not emit hazardous emissions or handle hazardous materials.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<i>The project site is not included on a list of hazardous materials sites and will not create a significant hazard to the public or environment.</i> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
<i>The project site is not located within an airport land use plan, within two miles of an airport or within the vicinity of a private airstrip.</i> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<i>The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</i> |
| j. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed project is consistent with the Countywide Land Use Plan designation of 1 (low density residential) which allows single-residential development at 1 to 6 dwelling units per acre.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project is consistent with the zoning designation of A-1 (Light Agriculture) which allows single-family residential uses.</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? <i>The proposed project will be consistent with and continue the residential character of the project site and surrounding properties.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project cumulatively exceed official regional or local population projections?</p> <p><i>The proposed project is not likely to cumulatively exceed official regional or local population projections.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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)?</p> <p><i>The proposed project will not induce substantial direct or indirect growth in the area.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project displace existing housing, especially affordable housing?</p> <p><i>There are four (4) existing houses on the project site, two (2) will be removed and two (2) will be retained. However, the proposed project is a 5-unit condominium project which will replace the removed houses.</i></p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?</p> <p><i>The proposed project is relatively small and will not result in substantial job or housing imbalance or substantial increase in VMT.</i></p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project require new or expanded recreational facilities for future residents?</p> <p><i>The proposed project will not require new or expanded recreational facilities for future residents.</i></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p><i>The project site currently consists of four (4) existing houses, two (2) will be retained and two (2) will be removed. The proposed project will not displace substantial numbers of people.</i></p> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project site is not located within an SEA, SEA Buffer or ESHA. The project site is completely disturbed and does not contain any major riparian or other sensitive habitat. Based on the review of GIS-NET data, there are no prehistoric or historic archaeological resources on the project site.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <p><i>The proposed project will be a continuation of the existing residential use on the project site.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The proposed project will be a continuation of the existing residential use on the project site and will not cause substantial adverse effects on human beings.</i></p>

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

Notice of Determination

TO:
Los Angeles Environmental Findings
12400 E. Imperial Hwy., #1101
Norwalk, CA 90650



FROM:
Department of Regional Planning
Los Angeles County
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

SUBJECT

Filing Notice of Determination in compliance with Sec. 21152 of the Public Resources Code.

Project Title:	Project No. TR068521-(1), Tentative Tract Map No. 068521, Variance Case No. 200900004				
State Clearinghouse Number:	2009041013	Lead Agency Contact:	Josh Huntington jhuntington@planning.lacounty.gov	Phone:	(213) 974-6433
Project Location:	1433 Potrero Grande Drive in the South San Gabriel Zoned District of Los Angeles County				
Project Description:	To create five single-family lots on 0.78 gross acres with reduction of the required setbacks for the existing house and garage on proposed lot no. 5, allowing the continued use of these two structures.				

This is to advise that the Regional Planning Commission has approved the above described project on June 2, 2010 and made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project, pursuant to CEQA provisions.
 A Negative Declaration was prepared for this project, pursuant to CEQA provisions.
3. Mitigation measures [were were not] made a condition of approval for this project.
4. A statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This shall certify that the final EIR, with comments and responses and record of project approval, or the Negative Declaration is available to the general public at the Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Alegandrea C. Baldwin
Signature *for Susan Tae*

June 3, 2010
Date

Susan Tae, AICP
Supervising Regional Planner



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 3, 2010

Fabian Villa
7650 Steddom Drive
Rosemead, CA 91770-3842

**SUBJECT: PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 20070027
MAP DATE: AUGUST 5, 2009**

Dear Mr. Villa:

A fee for the programs of the California Department of Fish and Game must be paid to the County of Los Angeles at the time a Notice of Determination is filed on an approved project. This is to inform you that, for your project approved on June 2, 2010,

A Mitigated Negative Declaration was issued; therefore, a fee of \$2,085.25 must be paid.

For your convenience, fees will be collected by the Department of Regional Planning for forwarding to the County Clerk. Because the Department cannot accept these fees by mail, please bring a check in the appropriate amount to the Land Divisions Section, Room 1382, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. Please write the tentative parcel map number on your check made payable to the County of Los Angeles.

Please note that Section 21089(b) of the Public Resources Code provides that no project approval is operative, vested or final until these fees are paid.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Alexandria C. Balderi
for
Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:jsh