Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 27, 2010

TO: Librarian
Montebello Library
1550 W. Beverly Blvd.
Montebello, CA 90640-3993

FROM: Josh Huntington, AICP
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

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

1433 POTRERO GRANDE DRIVE, SOUTH SAN GABRIEL

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on June 2, 2010.

Please have these materials available to the public through June 14, 2010.

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

Thank you.

Attachments:
1. Copy of Tentative Tract Map No. 068521 dated August 5, 2009.
2. Land Use Map
3. Notice of Public Hearing
3. Draft Factual
4. Draft Staff Report
5. Draft Conditions

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
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NOTICE OF PUBLIC HEARING FOR
A PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 200700027

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on Wednesday, June 2, 2010, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

Project Location: The property is located at 1433 Portrero Grande Drive, within the unincorporated community of South San Gabriel and within the South San Gabriel Zoned District of Los Angeles County.

Project Description: The tentative tract map proposes to create five single family parcels on 0.78 gross acres. The variance proposes to allow the continued use of an existing house and detached garage with insufficient setback distances.

Environmental Determination: A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design will not have a significant impact on the environment. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Josh Huntington. You may also obtain additional information concerning this case by phoning Mr. Huntington at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

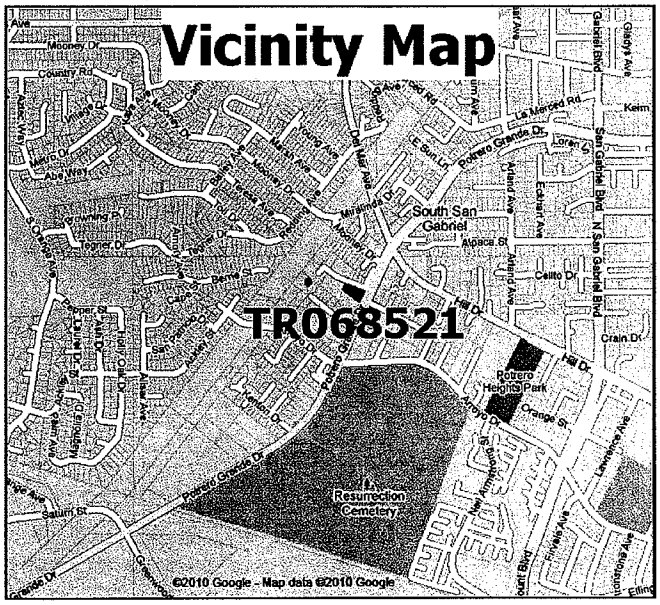
If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays**. These materials will also be available for review beginning May 2, 2010 at the Montebello Library located at 1550 W. Beverly Blvd., Montebello, CA 90640-3993. The library can be reached at (323) 722-6551. Selected materials are also available on the Department of Regional Planning website at http://planning.lacounty.gov/case.htm .

Richard J. Bruckner
Director

"**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considerá por el Condado de Los Angeles es una propuesta para crear 5 lotes en 0.78 acres, e una variación para permitir el uso continuado de una casa y garaje existente con retrocesos insuficientes. La audiencia pública para considerar el proyecto se llevará en 2 de junio de 2010. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."



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

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 200700027

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE June 2, 2010	

APPLICANT	**OWNER**	**REPRESENTATIVE**
Fabian Villa	Fabian Villa	Caliland Engineering, Inc.

REQUEST

Tentative Tract Map: To create five single-family lots on 0.78 gross acres.
Variance: To allow the continued use of an existing house and detached garage with insufficient setback distances.

LOCATION/ADDRESS
1433 Potrero Grande Drive
[APN: 5277-015-054]

ACCESS
Portrero Grande Drive, Steddom Drive

ZONED DISTRICT
South San Gabriel

COMMUNITY
South San Gabriel

EXISTING ZONING
A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Area)

SIZE	**EXISTING LAND USE**	**SHAPE**	**TOPOGRAPHY**
0.78 gross acres / 0.62 net acres	Two Single-Family Dwellings and accessory structures	Approximately Rectangular	Flat

SURROUNDING LAND USES / ZONING

North: Single-Family Residential and Commercial / A-1, C-3 (Unlimited Commercial), and R-A (Residential-Agricultural – 5,000 Square Feet Minimum Lot Area)

East: Single-Family Residential, Attached Condominiums, and Religious / A-1 and C-3

South: Single-Family Residential, Senior Housing, and Commercial / A-1, R-3-30U-DP (Limited Multiple Residence – Maximum Density of 30 DU/AC), and C-2 (Neighborhood Commercial)

West: Single-Family Residential, Nurseries, and Utilities (Water Tower and Power Lines) / A-1

GENERAL PLAN	**DESIGNATION**	**MAXIMUM DENSITY**	**CONSISTENCY**
Countywide General Plan	1 (Low Density Residential)	6 dwelling units per acre	Yes, with infill findings

ENVIRONMENTAL STATUS: RENV 200700027

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN

The Tentative Parcel 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, a major highway. Lot No. 2 is shown at the northeast corner of the subdivision, nearest to the intersection of Potrero Grande Drive and Steddom Drive, a private and future street. Lot Nos. 2 – 5 are shown lined up along Steddom Drive from the east to the west. These four lots will take access from Steddom Drive. 270 cubic yards of grading is proposed as part of this project.

KEY ISSUES

- This project is located within the South San Gabriel Community Standards District ("CSD"). These proposed lots meet the requirements of the CSD. Any structures built on these lots will also need to meet the requirements of the CSD.

(If more space is required, use opposite side)

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

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

PROJECT NO. PM068934-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements _____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____Sect 191.2

☒ Street improvements ____ Paving __X__ Curbs and Gutters __X__ Street Lights

__X__ Street Trees _____ Inverted Shoulder __X__ Sidewalks ____ Off Site Paving ____ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS

- The applicant has 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. Additionally, the applicant states that each of the proposed lots is large enough to accommodate design features necessary to ensure compatibility with surrounding uses. Finally, the applicant states that the project will not overburden existing public service facilities and has received 'will serve' letters from the local water company and sanitation district.

- The variance is required to allow the continued use of the existing house and garage located on proposed Lot No. 5. The required front setback for the house is 20 feet. In order to allow continued use of the existing house, the front setback would need to be varied to 12.2 feet. The required side and rear setbacks for the garage are 5 feet. In order to allow the continued use of the existing garage, the garage's side setback would need to be varied to 4.5 feet and the rear setback would need to be varied to 2.9 feet. Finally, the required separation distance from the house to the garage is 6 feet. The variance would allow separation distance to continue to be 4.7 feet. The CSD allows for a variance, but this proposed variance only applies to these two structures. Any future structures and additions would have to meet all of the requirements of the CSD and the A-1 zone.

Prepared by: Josh Huntington

DRAFT

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 200700027
DRAFT STAFF ANALYSIS
JUNE 2, 2010 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Fabian Villa, proposes to create five single-family lots on 0.78 gross acres. The subject property currently contains three single-family houses and three accessory structures. One house and one detached garage are proposed to remain. The variance proposes to reduce the required setbacks for the existing house and garage to allow the continued use of these two structures.

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 1433 Portrero Grande Drive within the unincorporated community of South San Gabriel, and within the South San Gabriel Zoned District of Los Angeles County. The Assessor's Parcel Number for the subject property is 5277-015-054.

Physical Features: The subject property is approximately 0.78 gross acres (0.62 net acres) in size. It is approximately rectangular in shape with generally level topography. The subject property currently contains three single-family houses and three accessory structures. One house and one detached garage are to remain.

Access: Proposed Lot No. 1 will take access from Potrero Grande Drive, a 100-foot wide major highway. Proposed Lot Nos. 2 - 5 will take access from Steddom Drive, a 60-foot wide private and future street.

Services: Potable water will be supplied by the San Gabriel Valley Municipal Water District, a public water company, which guarantees water connection and service to the five proposed lots. Sewage disposal will be provided though the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 15.

DRAFT

ENTITLEMENTS REQUESTED

Tract Map: The applicant has requested the approval of Tentative Tract Map No. 068521. The subdivision request is to create five single-family lots on 0.78 gross acres.

Variance: The applicant requests approval of Variance Case No. 200900004. This variance would allow the continued use of an existing house and detached garage with insufficient setback distances.

EXISTING ZONING

The project site is zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Area). The area immediately surrounding the project site on all sides is also 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 - Maximum Density of 30 DU/AC) and C-2 (Neighborhood Commercial).

EXISTING LAND USES

The subject property currently contains three single-family houses and three accessory structures. One house and one detached garage on proposed lot no. 5 are to remain. All other structures are to be removed. 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, along with the single-family houses, there are attached condominiums and a church. To the west, along with the single-family houses, there are nurseries and utilities.

PREVIOUS CASE/ZONING HISTORY

The A-1 zone became effective on November 19, 1948, following the adoption of Ordinance No. 5214 on October 19, 1948. The South San Gabriel CSD became effective on March 29, 2001, following the adoption of Ordinance No. 2001-0022 on February 27, 2001. This property is part of lot no. 67 of Tract No. 701, which was recorded in 1910. Additionally, there are zoning approvals on the subject property. Plot Plan No. 9219 and Zoning Exception Case No. 6577 were both approved on this property.

PROJECT DESCRIPTION

The Tentative Parcel 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, a major highway. Lot No. 2 is shown at the northeast corner of the subdivision, nearest to the intersection of Potrero Grande Drive and Steddom Drive, a private and future street. Lot

Nos. 2 – 5 are shown lined up along Steddom Drive from the east to the west. These four lots will take access from Steddom Drive. 270 cubic yards of grading is proposed as part of this project.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential-One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This category of the General Plan identifies areas particularly suitable for single-family housing units and is intended to maintain the character of existing low-density residential developments with densities of up to six dwelling units per acre maximum density. The applicant's proposal to create five lots, which is approximately 6.4 dwelling units per acre, is only consistent with the density allowed in Category 1 of the General Plan because it is consistent with the density of the surrounding neighborhood.

The General Plan's Land Use Element states that: General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. In light of this policy emphasis, new residential development within existing urban areas, not covered by a more detailed community or areawide plan, may be permitted at densities exceeding those 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

5) Compatibility of the proposed proje~t with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. (page III 31-32)

The applicant's Residential Infill "Burden of Proof" criteria justifications are attached.

Additional applicable General Plan goals and policies include:

Resource Conservation and Protection of Environmental Quality

- Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning. (policy no. 14, page I-20)

  This policy applies because this proposed subdivision is located in a developed area that is close to both commercial and employment centers, thus reducing the reliance of future residents on long automobile trips to work or routine shopping destinations.

Land Use and Urban Development Pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (policy no. 17, page I-21)
- Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems. (policy no. 18, page I-21)
- Maintain and conserve sound existing development. (policy no. 20, page I-21)

  These policies apply because this project's location is already well served by public roads and highways, and is connected to utilities that currently have the capacity to serves these proposed lots. Additionally, this project's proposed density and design are consistent with that of the surrounding well established neighborhood.

Housing and Community Development

- Promote the provision of an adequate supply of housing by location, type and price. (policy no. 47, page I-24)

  This policy applies because this subdivision will increase the supply of housing in a suitable area.

Compatibility of Development

- Ensure that future land division activity within Los Angeles County occurs in strict compliance with state and local laws. (policy no. 18, page LU-11)

  This subdivision is in strict compliance with all state and local laws.

Therefore, this proposed project is consistent with the General Plan.

SOUTH SAN GABRIEL CSD

Pursuant to Section 22.44.131 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD prior to building permit issuance. These development standards include:

Front yard landscaping: The required front yard shall contain a minimum of 50 percent landscaping.

Front yard depth: The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in County Code Section 22.20.120.

Side yard width: Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

Measurement of grade height: Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

Maximum number of stories: The maximum number of stories above grade shall be two. As provided in County Code Section 22.08.190, "story" includes a basement but not a cellar.

Gross Structural Area ("GSA"): GSA may not exceed (0.25 x net area of a lot) + 1,000 square feet.

Lot coverage: Lot coverage may not exceed (0.25 x net area of a lot) + 1,000 square feet.

Variance

Pursuant to Section 22.56.260 of the County Code, the applicant applied for Variance Case No. 200900004 to authorize the continued use of an existing single-family house and detached garage with insufficient setback distances. A total of four setbacks would have to be varied to allow the continued use of these structures:

i. The required front setback for the house is 20 feet. The provided setback is 12.2 feet.
ii. The required side setback for the garage is 5 feet. The provided setback is 4.5 feet.
iii. The required rear setback for the garage is 5 feet. The provided setback is 2.9 feet.
iv. The required separation distance from the house to the garage is 6 feet. The provided separation distance is 4.7 feet.

The South San Gabriel CSD requires the averaging of the all 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. The subject property with this house with its 12.2-foot setback, a vacant lot, and 7620 Steddom Drive, which also has a setback of less than 20 feet. As such, the CSD mandates that the front yard setback for this house be 20 feet. Those setbacks not specified in the CSD are listed in Section 22.24.110 of the County Code, along with other development standards for the A-1 zone.

The single-family residence that is to remain on proposed Lot No. 5 was built in 1947. 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. The existing house provides a 12.2-foot setback.

The detached garage that is to remain on proposed Lot No. 5 was legally built. It does not, however, meet the required side, rear, or separation setbacks. TR068521 does not exacerbate the nonconformity of this garage.

Aside from the required 20-foot front yard setback and the required 6-foot separation distance between structures, the existing single-family residence would be allowed by right within the A-1 zone. Furthermore, aside from the required 5-foot side and rear setbacks, the existing detached garage would be allowed by right within the A-1 zone. Additionally, 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.

In order for a variance to be granted, the applicant must demonstrate that the property in question has some special circumstance or exceptional characteristic that does not apply to other identically zoned parcels in the vicinity. In this case, the existing residence and garage were approved in their current locations before TR068521 was proposed. The existing garage and house were apparently built in 1947 and then modified in 1967. The existing house currently meets all setback requirements; it is only the subdivision and subsequent reorientation of the lot that will cause the front setback for the house to be insufficient.

A variance application must also demonstrate 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 was approved with the original construction of the residence. 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.

Finally, 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 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.

The applicant's Variance Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. 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.

Staff has received correspondence from several agencies regarding this Mitigated Negative Declaration. These agencies include: the State Clearinghouse, the South Coast Air Quality Management District, the Los Angeles County Library, and the Los Angeles County Fire Department. This correspondence is attached.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map dated August 5, 2009, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On April 28, 2010, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property for a total of 280 notices, as well as to interested parties on the courtesy mailing list.

The public hearing notice was published in San Gabriel Valley Tribune and La Opinion Newspaper on April 30, 2010. Project materials, including a Tentative Tract Map, Land Use Map, and County draft conditions of approval were received at the Montebello Library on April 30, 2010. Two hearing notices were posted on the subject property, one on each frontage, on May 2, 2010.

CORRESPONDENCE RECEIVED

Staff has not received correspondence regarding this case at the time of writing of this report.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the General Plan and the A-1 zone. The subject property is surrounded by compatible uses and has access to approved streets. All required public services and necessary infrastructure are provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in a developed area and no degradation of natural features is expected. The site currently contains three single-family houses and three accessory structures. One single-family house and one detached garage are proposed to remain. The site has generally level topography.

Section 21.32.195 of the County Code requires a minimum of one front yard tree for each new residential lot. These lots will have to meet this requirement.

These proposed lots will have to meet all of the requirements of the South San Gabriel CSD.

The LID, Green Building, and Drought Tolerant Landscaping Ordinances all apply to this project.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, approve the Mitigated Negative Declaration, and approve Tentative Tract Map No. 068521 and Variance Case No. 200900004 with the attached findings and conditions.

Attachments:

- Factual
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Correspondence
- Tentative Tract Map No. 068521 dated August 5, 2009
- Land Use Map
- GIS-NET Map
- Environmental Assessment Initial Study
- Oak Tree Permit Burden of Proof

ST:GH:JH
April 27, 2010

DRAFT

DEPARTMENT OF REGIONAL PLANNING **Map Date: August 5, 2009**
PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521

DRAFT 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. Project development is also subject to those conditions set forth in associated Variance Case No. 200900004.

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. The subdivider or successor in interest shall adhere to the County Code that governs the time at which any possible future construction on the subject property could take place. Specifically, County Code Section 12.12.030 states that, a person, on any Sunday, or at any other time between the hours of 8:00 p.m. and 6:30 a.m. the following day, shall not perform any construction or repair work of any kind upon any building or structure, or perform any earth excavating, filling or moving, where any of the foregoing entails the use of any air compressors; jackhammers; power-driven drill; riveting machine; excavator, diesel-powered truck, tractor or other earth moving equipment; hand hammers on steel or iron, or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in a dwelling, apartment, hotel, mobilehome, or other place of residence.

4. A Final Map is required; a Parcel Map Waiver is not allowed.

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 the Los Angeles County Department of Regional Planning ("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. If a bond release inspection is required, the subdivider shall pay a fee of $200 per inspection.

7. Within three days of the tentative map approval date, the subdivider shall remit a processing fee, currently $2,085.25, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with

Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

8. 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 local agency fails to promptly notify the subdivider of any claim, action, or preceding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

9. In the event that any claim, action or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider, or the subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

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

Except as 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.

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

DRAFT CONDITIONS:

1. This grant authorizes the continued use of an existing single-family house and detached garage with insufficient setback distances. A total of four setbacks would have to be varied to allow the continued use of these structures:

   i. The required front setback for the house is 20 feet. The provided setback is 12.2 feet.
   ii. The required side setback for the garage is 5 feet. The provided setback is 4.5 feet.
   iii. The required rear setback for the garage is 5 feet. The provided setback is 2.9 feet.
   iv. The required separation distance from the house to the garage is 6 feet. The provided separation distance is 4.7 feet.

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 No. 8. Notwithstanding the foregoing, this Condition No. 3, and Condition No. 11, 12, and 13 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 shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project does not have "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is $2,085.25.

9. 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.

10. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

11. 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.

12. 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 an deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

13. All future additions to these structures and new structures must meet all of the required setbacks for the A-1 zone and the South San Gabriel Community Standards District ("CSD").

14. 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.

DRAFT

R.P.

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.

+1W JRC

Prepared by John Chin Pone (626) 458-4918 Date 09-03-2009

tr68521L-rev2.doc

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 Cárdora Date 8/31/09 Phone (626) 458-4921

Sheet 1 of 1

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 y^3
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

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
68521, PM2 APP

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

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

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

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/gmed/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.

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 67587 Exp. 6/30/11 STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku 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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 68521

TENTATIVE MAP DATED 08-05-2009

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.

MDE

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

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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.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 08-31-2009
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 68521 (Rev.)

TENTATIVE MAP DATED 08-05-2009

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 Phone (626) 458-4921 Date 08-31-2009

tr68521s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 68521 (Rev.) TENTATIVE MAP DATED 08-05-2009

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 Phone(626)458-4921 Date 08-31-2009
tr68521w-rev2.doc

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

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

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

Revised Report _____

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

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

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: ____

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

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

☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.

☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per 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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 2, 2009

COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

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,

K Habaradas

Ken Habaradas, MS, REHS
Bureau of Environmental Protection

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 **5** = Proposed Units **2** + Exempt Units **3**

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **5** = Proposed Units **2** + Exempt Units **3**

	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**

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MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T200700027 / TR 068521

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical					
1	Submit a grading plan to the Department of Public Works (DPW) for review and approval.	Submittal and approval of Grading Plan	Prior to Issuance of grading permit	Applicant	DPW
2	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.	Grading Plan Check	Prior to Issuance of grading permit	Applicant	DPW
Noise					
3	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
4	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 Field Verification	During all phases of construction	Applicant	DPW DRP
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 Contractor	DPW DRP

Applicant Initials _____

#	*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
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

Applicant Initials _____

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

Michele K. Bush — Staff Signature — Date: 9/3/09

STAFF USE ONLY

PROJECT NUMBER: *TR 068521*
CASES: *RENV T200700027*

*** * * * 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 1¾ 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:

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

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	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☒	☐	*Expansive soil*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☒	☐	*Construction activities*
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☐	☒	☐	*Library fees*
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	

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

☐ Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *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.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Based on the review of GIS-NET data, the project site is not located in an area containing a major landslide.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *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.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Based on the review of GIS-NET data, the project site is not subject to high subsidence, high groundwater level, liquefaction or hydrocompaction.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed project is residential and not considered a sensitive use and is not located in close proximity to a significant geotechnical hazard.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *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%.*
g.	☒	☐	☐	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? *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.*
h.	☐	☒	☐	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 - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Based on review of USGS quad sheets, GIS-NET data and Thomas Guide mapping, there is no major drainage course located on the project site.*
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Based on review of GIS-NET data, the project site is not located within or does it contain a floodway, floodplain or designated flood hazard zone.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions? *The project site is relatively flat and is not located in or subject to high mudflow conditions.*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off? *The project site is relatively flat and proposes little grading, which will not contribute or be subject to high erosion and debris deposition from run-off.*
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Based on review of the Tract Map (TR 068521) the project will not significantly alter the existing drainage pattern of the project site.*
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

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

☐ Approval of Drainage Concept by DPW

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

☐ Lot Size ☐ Project Design

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Based on review of GIS-NET data, the project site is not located in a Very High Fire Hazard Severity Zone.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *The project site is not in a high fire hazard area and is not served by inadequate access.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *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.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The project site is currently served by the San Gabriel Valley Water Company and is served by Los Angeles County Fire Department.*
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *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.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *The proposed use is single family residential and does not constitute a potentially dangerous fire hazard.*
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

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

☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project site is located approximately 1¾ 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.*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed use is not considered sensitive. However, there are other sensitive uses in close proximity (schools, a hospital and freeways).*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *The project would not substantially increase ambient noise levels associated with special equipment or parking areas associated with the project.*
d.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *The project would result in a temporary increase in ambient noise levels during construction.*
e.	☒	☐	☐	Other factors? *Based on a letter from the County of Los Angeles Public Health, Environmental Hygiene, dated March 6, 2009, it appears the proposed project may temporary impact the residences nearby, during construction activities.*

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☒ Project Design ☐ Compatible Use

Applicant shall comply with the requirements of the Subdivision Committee.

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The project site is served by the San Gabriel Valley Water Company.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The proposed project will be served by public sewer, County Sanitation Districts of Los Angeles County District 15 – Rosemead.*
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *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.*
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *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.*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☒ Plumbing Code – Ordinance No.2269
☒ Health Code – Ordinance No.7583, Chapter 5
☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

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.	☐	☒	☐	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)? *The proposed project is a 5-unit condominium residential project on 0.62 acres.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposal is not considered a sensitive use, however it is located near freeways.*
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *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.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *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.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? *The proposed project will not conflict with or obstruct implementation of any air quality plan.*
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *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.*
g.	☐	☒	☐	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)? *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.*
h.	☐	☒	☐	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.	☐	☒	☐	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? *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.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Based on the review of GIS-NET data and aerial mapping, the project site is completely disturbed.*
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? *Based on the review of the USGS quad sheet and GIS-NET data, there is no drainage course located on the project site.*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *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.*
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *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.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Based on the review of GIS-NET data, the project site is completely disturbed and not habitat for any known sensitive species.*
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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? *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.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources? *Based on the review of aerial mapping, the project site does not contain rock formations.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *Based on the review of GIS-NET data, the project site does not contain any known historic structures or sites.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *Based on the review of GIS-NET data and mapping, there are no historical or archaeological resources located on the project site.*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *Based on the review of GIS-NET data and mapping, there are no paleontological resources or geologic features located on the project site.*
f.	☐	☒	☐	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.	☐	☒	☐	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? *Based on the review of GIS-NET data, there are no known mineral resources on the project site.*
b.	☐	☒	☐	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? *Based on the review of GIS-NET data, there are no locally important mineral resources on the project site.*
c.	☐	☒	☐	Other factors?

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *Based on the review of GIS-NET data, the project site is categorized as Other Lands.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *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.*
c.	☐	☒	☐	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? *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.*
d.	☐	☒	☐	Other factors?

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *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.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *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.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *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.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed use, residential, is a continuation of the existing residential use and will not be out-of-character with adjacent uses.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems? *The project will have to meet the requirements of the Leona Valley Community Standards District (CSD) and the County of Los Angeles Zoning Ordinance.*
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

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

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

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *The proposed project is a 5-unit condominium project and is not located in an area with known congestion problems.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *Applicant shall comply with all requirements of the Subdivision Committee.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *The proposed project will be required to provide adequate parking to serve the use and comply with the County of Los Angeles Zoning Ordinance.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The project site is currently accessible and served by emergency vehicles.*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *The proposed project will not generate traffic levels that will exceed CMP thresholds.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? *Applicant shall comply with all requirements of the County Code and other appropriate ordinances.*
g.	☐	☒	☐	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.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The project site is currently served by public sewer through the County Sanitation Districts of Los Angeles County District 15 – Rosemead.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The project site is currently served by public sewer through the County Sanitation Districts of Los Angeles County District 15 – Rosemead.*
c.	☐	☒	☐	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.	☐	☒	☐	Could the project create capacity problems at the district level? *The proposed project is not likely to create capacity problems at the district level.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site? *The proposed project is not likely to create capacity problems at individual schools that will serve the project site.*
c.	☐	☒	☐	Could the project create student transportation problems? *The proposed project is not likely to create student transportation problems.*
d.	☒	☐	☐	Could the project create substantial library impacts due to increased population and demand? *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.*
e.	☐	☒	☐	Other factors?

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

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

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CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *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.* *Consultation with Fire Station #4 and the Pico Rivera Sheriff's Station.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *There are no known special fire or law enforcement problems associated with the project or the general area.*
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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? *The project site is served by domestic water service provided by the San Gabriel Valley Water Company.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *The project site is served by domestic water service and the County of Los Angeles Fire Department.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The project site is currently served by public utilities.*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *The project site is currently served by public utilities and there are no known service problems.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? *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.*
f.	☐	☒	☐	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.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *The applicant must meet the requirements of the State Administrative Code, Title 24 Part 5, T-20 (Energy Conservation).*
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *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.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *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.*
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? *The existing land use is residential, no hazardous materials are used, transported, produced, handled or stored on-site.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *The existing land use is residential, no pressurized tanks are to be used or hazardous wastes stored on-site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *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.*
d.	☐	☒	☐	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? *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.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *The proposed project would not create a significant hazard to the public or environment involving the accidental release of hazardous materials.*
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The proposed project will not emit hazardous emissions or handle hazardous materials.*
g.	☐	☒	☐	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? *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.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.*
j.	☐	☒	☐	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.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *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.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The proposed project is consistent with the zoning designation of A-1 (Light Agriculture) which allows single-family residential uses.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community? *The proposed project will be consistent with and continue the residential character of the project site and surrounding properties.*
e.	☐	☒	☐	Other factors?

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

CONCLUSION

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

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections? *The proposed project is not likely to cumulatively exceed official regional or local population projections.*
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *The proposed project will not induce substantial direct or indirect growth in the area.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *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.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? *The proposed project is relatively small and will not result in substantial job or housing imbalance or substantial increase in VMT.*
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents? *The proposed project will not require new or expanded recreational facilities for future residents.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *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.*
g.	☐	☒	☐	Other factors?

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

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? *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.*
b.	☐	☒	☐	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. *The proposed project will be a continuation of the existing residential use on the project site.*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *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.*

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

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

May 4, 2009

Michele Bush
Los Angeles County
Dept. of Regional Planning
320 W. Temple Street, Rm 1348
Los Angeles, CA 90012

Subject: RENV T200700027 / TR 068521 1433 Potrero Grande Drive, South San Gabriel
SCH#: 2009041013

Dear Michele Bush:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on May 1, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

MAY - 6 2009

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2009041013
Project Title RENV T200700027 / TR 068521 1433 Potrero Grande Drive, South San Gabriel
Lead Agency Los Angeles County

Type MND Mitigated Negative Declaration

Description The proposed is a request for a Tract Map to subdivide one 0.62 acre parcel into a 5 unit detached single family residential condominium project. The property currently consists of three existing houses, a detached garage and shed. One house and detached garage will be retained. Lots sizes range from ~5,002 to 5,761 sf. The project site will be served by domestic water and public sewer. Proposed grading is 180 cubic yards of cut and 90 cubic yards of fill.

Lead Agency Contact

Name Michele Bush
Agency Los Angeles County
Phone 213-974-6461 **Fax**
email
Address Dept. of Regional Planning
320 W. Temple Street, Rm 1348
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Monterey Park
Region
Lat / Long 34° 49.4' 2" N / 118° 58.8' 5" W
Cross Streets Potrero Grande Drive and Steddom Drive
Parcel No. 5277-015-054
Township **Range** **Section** **Base**

Proximity to:

Highways San Bernardino(10)Freeway/Pomona
Airports
Railways
Waterways Alhambra Wash, Rio Hondo & Garvey Reservoir
Schools Schurr HS,Arlene Bitely ES,Don Bosco HS,Duff ES,Emerson ES,
Land Use Residential/ A-1 Light Agriculture
GP: 1 (Low Density Residential (1 to 6 dwelling units per acre))

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Geologic/Seismic; Growth Inducing; Landuse; Noise; Population/Housing Balance; Public Services; Schools/Universities; Soil Erosion/Compaction/Grading; Traffic/Circulation; Water Quality

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

Date Received 04/02/2009 **Start of Review** 04/02/2009 **End of Review** 05/01/2009

Note: Blanks in data fields result from insufficient information provided by lead agency.

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 26, 2009

Ms. Michele Bush
Impact Analysis Section
Los Angeles County, Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

MAR - 4 2009

Notice of Consultation for the
TR 068521 Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The Notice of consultation does not contain sufficient information for SCAQMD staff to determine the appropriate type of CEQA document. When evaluating air quality impacts, the County should consider the information below. When the CEQA document is completed, please send the SCAQMD a copy upon its completion. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis
The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html. In addition, guidance on sitting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:DG:AK
LAC090218-06AK
Control Number

County of Los Angeles Public Library
Of Los Angeles Public
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"Enriching Lives"

Margaret Donnellan Todd
County Librarian

March 23, 2009

MAR 26 2009

TO: Michele Bush
Impact Analysis Section
Department of Regional Planning

FROM: Terri Maguire
Chief Deputy County Librarian

SUBJECT: **NOTICE OF CONSULTATION ON PRELIMINARY DETERMINATION OF ENVIRONMENTAL DOCUMENT**
PROJECT NO. TR 068521 - PERMIT NO. RENV T200700027
1433 POTRERO GRANDE DRIVE, ROSEMEAD

This is to provide you with written comments on the Notice of Consultation for the above referenced project. We disagree with your finding on page 18, Section 3.d of the Initial Study. While it is not substantial, the proposed project would - not maybe - 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. In addition, the box for the Library Facilities Mitigation Fee should have been marked because the fee applies to this proposed project.

The site of the proposed project is located in the Rosemead Library service area of the County of Los Angeles Public Library. Since this project is in the unincorporated area served by the County Public Library, it is subject to the County's library facilities mitigation fee.

In order to mitigate the impact of this project, the applicant or its successor in interest will be required to pay the library facilities mitigation fee at the time the building permits for the project are issued. 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.

Please ensure that this fee obligation is addressed in the mitigation monitoring plan and conditions of approval for this project.

If you have any questions or need additional information, please feel free to contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

TM:MR:MB:vm
U:\STAFFSERVICES\DEVELOPER FEE\EIR\Project No. TR068521- NOC.docc

c: Malou Rubio, Staff Services
Robert Seal, Public Services Administration

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

JUN 15 2009

June 2, 2009

Ms. Michele Bush
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

MITIGATED NEGATIVE DECLARATION, SUBJECT: PROJECT NO. TR 068521, PERMIT NO: RENV T200700027, LOCATION: APN 5277-015-054 1433 POTRERO GRANDE DRIVE, SOUTH SAN GABRIEL (FFER #200900036)

The Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION: SERVICE AVAILABILITY

1. The project will be served by the County of Los Angeles Fire Department. The jurisdictional (1st-due) fire station for this project is Fire Station 4, located at 2644 N. San Gabriel Blvd., Rosemead, CA 91770-3254, approximately 1.3 miles northeast of the project. It has a 4-person assessment engine company, which is an engine company with some limited paramedic capabilities, and a 4-person quint, which is a combination engine/ladder truck apparatus.

PROJECT IMPACT ON SERVICES

2. Fire protection serving the area appears to be adequate for the existing development/land use. Although each additional development project creates greater demands on existing resources, this project is not expected to have a significant impact on Fire Department services.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Conditions will be set once official plans have been submitted for review.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Health Hazardous Materials Division (HHMD) database search revealed no information on the subject property. In addition, the review of the "Initial Study" indicates the existing site use as residential with no prior use or storage of hazardous materials on-site. In the absence of any known significant release of hazardous materials at the site, HHMD has no objection with the proposed residential development.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lj

SAN GABRIEL VALLEY WATER COMPANY

July 22, 2009

Ms. Adriana Rodriguez
7650 Steddom Drive
Rosemead, CA 91770

Subject: Pipeline Relocation
1433 Potrero Grande Drive
Rosemead, CA 91770

Dear Ms. Rodriguez:

This is in response to your request for an estimate of the cost to relocate San Gabriel Valley Water Company's 10-inch diameter water main to accommodate your development at the subject location.

A brief description of the required work along with our preliminary estimate of the installation cost of each item follows:

Item	Estimated Cost
Installation of approximately 165 lineal feet of 12-inch diameter waterline and abandonment of existing 10-inch diameter waterline	$55,000.00

If you have any question or need additional information, please call Eric Piring or me at (626) 448-6183.

Very truly yours,

Matt Y. Yucelen, P.E.
Chief Engineer

MYY:rb

11142 GARVEY AVENUE • P.O. BOX 6010 • EL MONTE, CALIFORNIA 91734-2010 • (626) 448-6183 • Fax (626) 448-5530

RESIDENTIAL INFILL BURDEN OF PROOF

Please explain how the proposed project will meet the following criteria (use additional sheets if necessary):

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

The proposed project will not disrupt the community as there currently are 27 properties within 500 feet that have density equal to or greater than our subdivision.

2. The proposed site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensue compatibility with surrounding uses;

Each of the proposed lots meets minimum size for zoning requirement. Therefor has enough area to accommodate set backs, landscaping, and buffering.

3. The proposed project will not overburden existing public services and facilities;

Public health services are existing and adequate line and storage capacities exist. Water will be provided by San Gabriel Water Company. Will Serve Letter was obtained on June 13, 2007. Sewer services will be provided by County Sanitation Districts of Los Angeles. Will Serve letter was provided on June 5, 2008. Current systems meet capacity and none require upgrade to facilitate our proposed subdivision.

4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

Each of proposed lots have enough for two required parking spaces. Lots 2-5 will have the right to egress, ingress and regress off Steddom and Potrero Grande. No new access is proposed for Lot 1; egress, ingress and regress is currently allowed off Potrero Grande.

5. The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

Proposing 5 Single Residential Family lots. Surrounding neighborhood consist primarily of Single Family Residential lots. Each lot has enough area to accommodate future owners structure and design of choice. Each lot meets the minimum density requirement.

VARIANCE BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.56, Part 2, the applicant for a variance shall substantiate to the satisfaction of the Director the following facts:

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

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and

The lot is currently conforming to all cunty. bulding requirements. Including front & Rear set Backs for existing House. and existing garage located on lot 5. However upon approval of Tentative Tract Map No. 68521 the property will no longer meet the Front and Rear setbacks for the existing House and garage will not meet the rear yard setback requirement.

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and

We are requesting the right to subdivide our property into 5 lots to be zoned for Single Family Residental.

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

By granting this Variance, the cunty and public will both benefit thru the use of a wider right-of-way on Steddan Dr. that shall be thru the form of a Road dedication.