

RPC MEETING DATE
June 2, 2010

AGENDA ITEM NO.
8

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: TR068521-(1)

CASE NO. Tentative Tract Map No. 068521
Variance Case No. 200900004

CONTACT PERSON: Josh Huntington

- STAFF REPORT
- DRAFT CONDITIONS
- DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- EXHIBIT "A" MAP
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP
- _____
- _____

Reviewed By: 



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

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM #8	
PUBLIC HEARING DATE June 2, 2010	

APPLICANT Fabian Villa	OWNER Fabian Villa	REPRESENTATIVE Caliland Engineering, Inc.
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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 less than required distance between buildings, as well as less than required front, side, and rear setbacks within the South San Gabriel Community Standards District.

LOCATION/ADDRESS 1433 Potrero Grande Drive [APN: 5277-015-054]		ZONED DISTRICT South San Gabriel	
ACCESS Potrero Grande Drive, Steddom Drive		COMMUNITY South San Gabriel	
SIZE 0.78 gross acres / 0.62 net acres		EXISTING ZONING A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Area)	
EXISTING LAND USE Three Single-Family Dwellings and accessory structures		SHAPE Approximately Rectangular	TOPOGRAPHY 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 Church / 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)	4.7 = 4 dwelling units	Yes, with infill findings

ENVIRONMENTAL STATUS: ENVIRONMENTAL ASSESSMENT CASE NO. 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 with project mitigation.

DESCRIPTION OF SITE PLAN

The Tentative Tract Map dated August 5, 2009 depicts five residential lots on 0.78 gross acres. Each lot contains between 5,000 and 5,500 net square feet. Lot No. 1 is shown at the southeast corner of the subdivision and will take access from Potrero Grande Drive, 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

- Please see opposite side.

(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)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

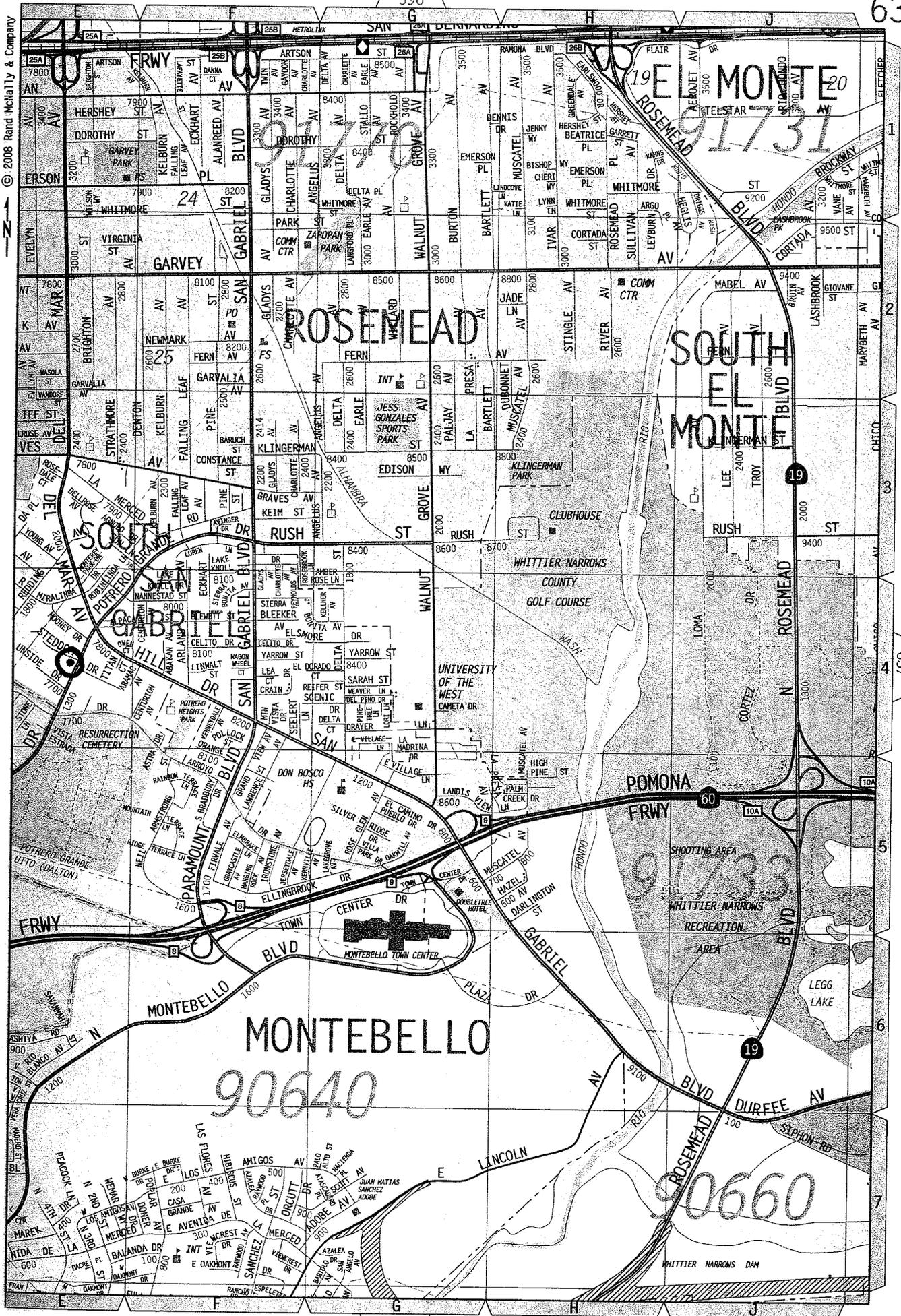
 APPROVAL DENIAL No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2 Street improvements _____ Paving _____ X Curbs and Gutters _____ X Street LightsX Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft. Water Mains and Hydrants Drainage 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 shows that 36% (25 of 70) of the residential properties within a 500-foot radius of the subject property have densities that are 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. These structures received Plot Plan Approval on June 21, 1962. Currently, 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 reduced 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 reduced to 4.5 feet and the rear setback would need to be reduced to 2.9 feet. Finally, the required separation distance from the house to the garage is 6 feet. The variance would allow the separation distance to continue to be 4.7 feet. 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.
- This project is located within the South San Gabriel Community Standards District ("CSD"). These proposed lots meet the requirements of the CSD. While the existing house and garage that are to remain on proposed Lot No. 5 do not meet the setback requirements outlined in the aforementioned variance case, these structure and proposed Lot No. 5 meet all other CSD Requirements, including the requirements for: front yard landscaping, number of stories (both structure are one story only), maximum gross structural area ("GSA"), and maximum lot coverage. All future structures built on these five lots will need to meet the requirements of the CSD.

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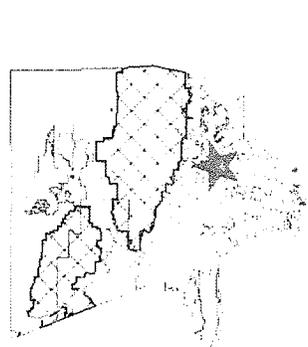
U.S. AIR FORCE CO.

SEE 637 MAP



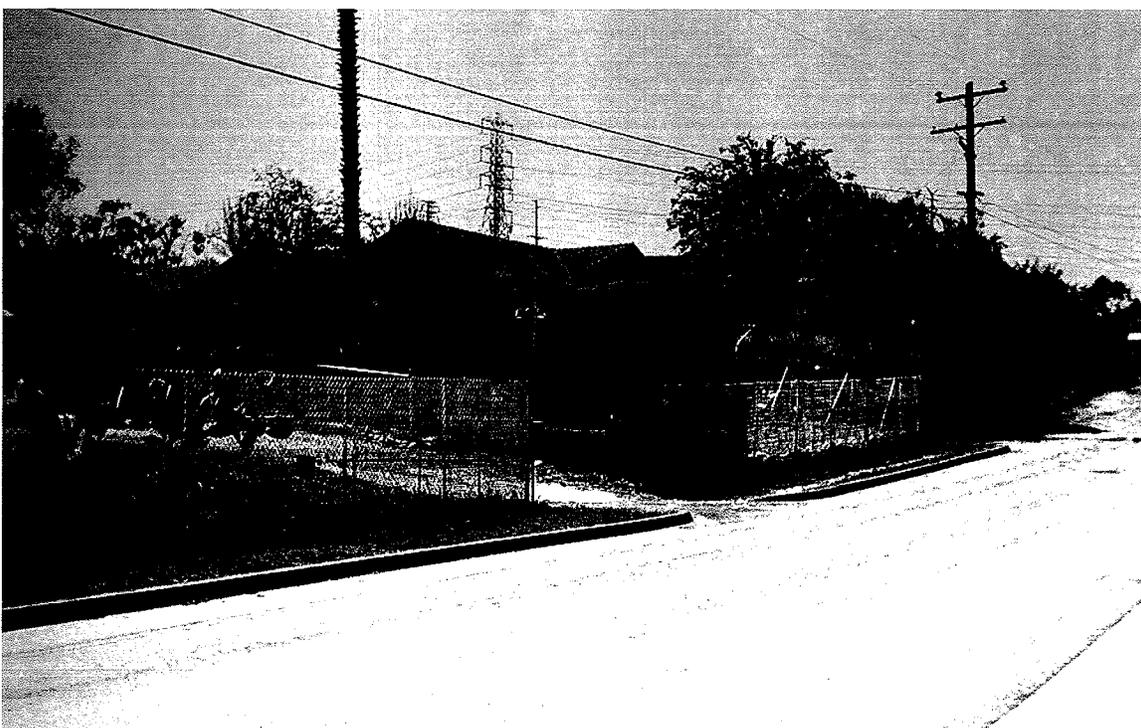
- Legend**
- Zoning (Boundary)
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Area This is a static legend, which includes only a portion of the data. To get the full legend, please see "Display Map Legend" on the top left side of screen.





Looking west down Steddom Dr. The subject property is on the left.



This house is the subject of Variance Case No. 200900004.

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
ENVIRONMENTAL ASSESSMENT CASE NO. 200700027
STAFF ANALYSIS
JUNE 2, 2010 REGIONAL PLANNING COMMISSION 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 remain.

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 and the South San Gabriel Community Standards District ("CSD").

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 1433 Potrero Grande Drive within the unincorporated community of South San Gabriel, and within the South San Gabriel Zoned District of Los Angeles County. 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 through 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 through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 15.

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 less than required distance between buildings, as well as less than required front, side, and rear setbacks within the South San Gabriel CSD.

EXISTING ZONING

The project site is zoned A-1. The area immediately surrounding the project site on all sides is also zoned A-1. Further to the north and east, there are properties zoned C-3 (Unlimited Commercial). Further to the south, there are properties zoned R-3-30U-DP (Limited Multiple Residence - 30 Dwelling Units per Net Acre - Development Program) and C-2 (Neighborhood Commercial).

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.

The Regional Planning Commission approved Plot Plan No. 9219 on June 21, 1962. This approval allowed the construction of the existing house and garage on proposed Lot No. 5 that are the subject of Variance Case No. 20090004 and are proposed to remain. The concrete steps and landing on the front of this house and the addition in the back were

approved by Los Angeles County Building and Safety and built in 2006. According to the Los Angeles County Assessor, the other two houses on the property were built in 1947 and 1948. These two houses are proposed to be removed. The Regional Planning Commission also approved Zoning Exception Case No. 6577 on January 10, 1963. This approval allowed a subdivision sales sign to be placed on this property from January 10, 1963 to April 22, 1963.

PROJECT DESCRIPTION

The Tentative Tract Map dated August 5, 2009 depicts five residential lots on 0.78 gross acres. Each lot contains between 5,000 and 5,500 net square feet. Lot No. 1 is shown at the southeast corner of the subdivision and will take access from Potrero Grande Drive. Lot No. 2 is shown at the northeast corner of the subdivision, nearest to the intersection of Potrero Grande Drive and Steddom Drive, a private and future street. Lot Nos. 2 through 5 are shown lined up along Steddom Drive from the east to the west. These four lots will take access from Steddom Drive.

The Tentative Tract Map shows that the applicant proposes to vacate a portion of Potrero Grande Drive that varies from six to 24 feet wide. The applicant then proposes to dedicate a triangular corner cut-off nearest the intersection of Potrero Grande Drive and Steddom Drive. The map also shows that the applicant is proposing to make an offer of private and future right of way 30 feet from the centerline on Steddom Drive. The applicant will also construct curb and gutter (18 feet from centerline), base, pavement, and sidewalk on Steddom Drive and has requested to use the alternate street section for these improvements, consistent with the character of the other improved portions of Steddom Drive. Furthermore, the applicant proposes to construct new driveways along the property frontage on Steddom Drive and to reconstruct the driveway along Potrero Grande Drive. Finally, the applicant proposes to provide street lighting and street tree planting consistent with the requirements of the Los Angeles County Department of Public Works. Two hundred seventy (270) cubic yards of grading is proposed as part of this project.

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,

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VARIANCE CASE NO. 200900004
STAFF ANALYSIS

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which is approximately 6.4 dwelling units per acre, exceeds the maximum permitted by the category.

However, 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 project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. (page III 31-32)

The applicant submitted an infill study along with an "Infill Burden of Proof." The infill study is a table showing all residential properties within a 500-foot radius of the subject property. 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.

County Code Section 22.56.290 requires applicant to substantiate to the satisfaction of the Regional Planning Commission the following facts:

- 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

- 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
- 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.

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 serve these proposed lots. Additionally, this project's proposed density and design are consistent with that of the surrounding well established neighborhood.

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VARIANCE CASE NO. 200900004
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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. Proposed Lot Nos. 1 through 4 are proposed to be vacant and will have to meet all of the requirements of the CSD. Proposed Lot No. 5 meets all of the requirements of the CSD except those listed below. These inconsistencies with the CSD are the subject of the proposed Variance that will be covered in the next section. The required CSD development standards include:

Front yard landscaping: The required front yard shall contain a minimum of 50 percent landscaping. Proposed Lot No. 5 provides more than 70% front yard 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 20 feet. Proposed Lot No. 5 provides 12.2 feet.

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. Since proposed Lot No. 5 is 64 feet wide, the side setback would be 6.4 feet. The house on proposed Lot No. 5 provides 8 feet on the side it is closest to. The garage on proposed Lot No. 5 provides 4.5 feet.

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

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existing grade. The house and garage on proposed Lot No. 5 are each one-story structures less than 20 feet tall.

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. The house and garage that are to remain on proposed Lot No. 5 are each one-story structures.

Gross Structural Area ("GSA"): GSA may not exceed $(0.25 \times \text{net area of a lot}) + 1,000$ square feet. The maximum allowed GSA on proposed Lot No. 5 is 2,307 square feet. The existing GSA on proposed Lot No. 5 is 2,203 square feet.

Lot coverage: Lot coverage may not exceed $(0.25 \times \text{net area of a lot}) + 1,000$ square feet. The maximum allowed lot coverage on proposed Lot No. 5 is 2,307 square feet. The existing lot coverage on proposed Lot No. 5 is 2,203 square feet.

VARIANCE

Pursuant to Section 22.56.260 of the County Code, the applicant applied for a Variance to authorize the continued use of an existing single-family house and detached garage with insufficient setback distances. A total of five setbacks would have to be varied to allow the continued use of these structures:

- i. Front setback for the house: 20 feet required, 12.2 feet provided.
- ii. Rear setback for the house: 15 feet required, 11.6 feet provided.
- iii. Side setback for the garage: 6.4 feet required, 4.5 feet provided.
- iv. Rear setback for the garage: five feet required, 2.9 feet provided.
- v. Separation distance between the house and the garage: six feet required, 4.7 feet provided.

The South San Gabriel CSD requires the averaging of all the front setbacks on the same side of the street, but in no case less than 20 feet. There are three lots on the south side of Steddom Drive that face the street. 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 1962. Until TR068521 is recorded, this house meets all setback requirements. Once 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 20 feet and the newly created rear yard requirement will be 15 feet setback. The existing house provides a 12.2 feet in the front and an 11.6 feet in the rear.

When the house was approved in 1962, Steddom Drive was only 30 feet wide, 15 feet on each side of the centerline of Steddom Drive. The house was approved with a setback of 20 feet and built 20.7 feet from the edge of the right-of-way and, therefore, 35.75 feet from the centerline of Steddom. As part of this subdivision project, the applicant is being asked to dedicate 15 additional feet to the right of way of Steddom Drive and construct a curb and gutter consistent with the requirements of the alternate street cross section, leaving the house only 5.7 feet from the edge of the right-of-way. The alternate street cross section is characterized by a sidewalk that is adjacent to the curb, with a parkway area on the outside of the sidewalk. County Code allows properties with this sort of street to count the outer width of the parkway as part of their setback. Therefore, while the house will be only 5.7 feet from the right of way, the 6.5-foot wide parkway can also be counted in the setback, providing a front yard setback of 12.2 feet.

The detached garage that is to remain on proposed Lot No. 5 was legally built in 1962. When this garage was built, the front of the lot was Potrero Grande Drive. County Code Section 22.48.140 allows garages that are set back more than 75 feet from the front of the lot to encroach into the required side and rear setbacks. Consequently, before the subdivision, this garage meets the setback requirements of the side and rear yards because it was set more than 75 feet back from Potrero Grande, which is currently the front of the lot.

Therefore, this house and garage are legally built structures that are currently conforming in all ways but one: the required separation distance between structures. When the house and garage were approved by the Regional Planning Commission in 1962, they were proposed to meet the required separation distance of six feet. The survey for the proposed subdivision shows the existing separation distance to be 4.7 feet. In order to formalize this nonconforming separation distance, the applicant is proposing to include it in this variance application. The proposed subdivision and subsequent lot reorientation cause the other four instances of insufficient setback distances included in this variance application.

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

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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 with project mitigation.

The applicant has agreed to mitigate for potential geotechnical, noise, education, and compliance factors in the proposed mitigation measures. Example Mitigations Measures that the applicant has agreed to include submitting a grading plan, complying with the Los Angeles County Noise Control Ordinance, and paying the required library mitigation fee.

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.

The Mitigated Negative Declaration and environmental documentation are 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 1,000 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.

As for the proposed Variance, aside from the insufficient setback distances outlined above, the existing single-family residence and garage are allowed by right within the A-1 zone. Furthermore, both a single-family residence and a detached garage are appropriate uses within the "1" (Low Density Residential) land use classification of the General Plan. The house and garage are also consistent with all other parts of the CSD, including lot coverage and GSA. The maximum lot coverage and GSA allowed on proposed Lot No. 5 are 2,307 square feet. There is currently 2,203 square feet of lot coverage and GSA on proposed Lot No. 5. Any future structure or addition proposed on this lot would need to meet all requirements of the the A-1 zone, the CSD, and cannot be larger than 103.75 square feet.

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 built in 1967. The existing house and garage currently meets all setback requirements except for the separation distance requirement. It is only the subdivision and subsequent reorientation of the lot that necessitate this variance.

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.

PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
STAFF ANALYSIS

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Furthermore, any future structures or additions will have to meet the standard setback requirements of the CSD and A-1 zone.

Regarding the applicant's infill study, staff has carefully reviewed the study and has calculated that 36% (25 of 70) of the residential properties within a 500-foot radius of the subject property have densities that are greater than the density proposed in this project. This project's proposed density is neither the highest nor the lowest density in the area and the proposed lot sizes and pattern of development is consistent with the neighborhood's many smaller lots. Therefore, the proposed density is consistent with the surrounding neighborhood. The applicant goes on to state that each of the proposed lots is large enough to accommodate design features necessary to ensure compatibility with surrounding uses. The proposed lot sizes are consistent with many of the smaller lots surrounding the project, and will be able to meet the requirements of the CSD. Therefore, staff agrees with the applicant's analysis of the compatibility of the proposed lot sizes. 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. Staff has received these 'will serve' letters and agrees that this proposed project will not overburden existing public service facilities.

The proposed subdivision is consistent with the aforementioned goals and policies of the General Plan. One such policy also supports this variance because it would allow the continued use of this house and garage. This policy, Policy No. 20, states that development should "maintain and conserve sound existing development." This house and garage are existing sound development that will help to integrate the proposed new subdivision into the existing fabric of the neighborhood.

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.

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

The Low Impact Development, Green Building, and Drought Tolerant Landscaping Ordinances all apply to this project.

**PROJECT NO. TR068521-(1)
TENTATIVE TRACT MAP NO. 068521
VARIANCE CASE NO. 200900004
STAFF ANALYSIS**

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STAFF RECOMMENDATION

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

MOTIONS

1. Move to close the public hearing, approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Program.
2. Move to approve Tentative Tract Map No. 068521 and Variance Case No. 200900004 with the attached findings and conditions.

Attachments:

Factual
Thomas Brothers Guide Map Page
Photographs of the site
Draft Findings
Draft Conditions
Correspondence
Tentative Tract Map No. 068521 dated August 5, 2009
Land Use Map
GIS-NET Map
Mitigated Negative Declaration and Mitigation Monitoring Program
Variance Burden of Proof
Infill Burden of Proof

ST:GH:JH
May 20, 2010

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

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

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

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

16. At the June 2, 2010 public hearing, the Commission heard a staff presentation and oral testimony from the applicant regarding the proposed project.
17. At the June 2, 2010 public hearing, after hearing all testimony, the Commission closed the public hearing and approved Variance Case No. 200900004.
18. The Commission finds that special circumstance or exceptional characteristic that does not apply to other identically zoned parcels in the vicinity exist. In this case, the existing house and garage were approved and constructed in their current locations before TR068521 was proposed. These structures were approved by the Regional Planning Commission in 1962 and were legally established. The existing house and garage currently meet all setback requirements except for the separation requirement between structures; it is only the subdivision and subsequent reorientation of the lot that will cause the other setbacks for the house and garage to be insufficient.
19. The Commission finds that the project demonstrates that denying the project would deprive the owner of a substantial property right. In this case, the property owners are seeking to make use of existing structures that were approved in 1962. To deny the request would deprive the applicant of the continued use of these structures since their removal would be a condition of approval of TR068521.
20. The Commission finds that to be granted a variance, the applicant must also show that the requested decreased setbacks are not likely to be materially detrimental to the public welfare. Since these structures exist in their current configuration and since no modification is proposed for these structures, it is unlikely that these decreased setbacks will be materially detrimental to the public welfare. Furthermore, any future structures or additions will have to meet the standard setback requirements of the CSD and A-1 zone.
21. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found the project had no significant effects on the environment with project revisions and mitigation measures, which resulted in a determination of a Mitigated Negative Declaration.
22. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
23. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on

the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.

24. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

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

ST:GH:JH

05/20/10

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

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

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

15. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred 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.

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

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

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

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

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

16. At the June 2, 2010 public hearing, the Commission heard a staff presentation and oral testimony from the applicant regarding the proposed project.
17. At the June 2, 2010 public hearing, after hearing all testimony, the Commission closed the public hearing and approved Variance Case No. 200900004.
18. The Commission finds that special circumstance or exceptional characteristic that does not apply to other identically zoned parcels in the vicinity exist. In this case, the existing house and garage were approved and constructed in their current locations before TR068521 was proposed. These structures were approved by the Regional Planning Commission in 1962 and were legally established. The existing house and garage currently meet all setback requirements except for the separation requirement between structures; it is only the subdivision and subsequent reorientation of the lot that will cause the other setbacks for the house and garage to be insufficient.
19. The Commission finds that the project demonstrates that denying the project would deprive the owner of a substantial property right. In this case, the property owners are seeking to make use of existing structures that were approved in 1962. To deny the request would deprive the applicant of the continued use of these structures since their removal would be a condition of approval of TR068521.
20. The Commission finds that to be granted a variance, the applicant must also show that the requested decreased setbacks are not likely to be materially detrimental to the public welfare. Since these structures exist in their current configuration and since no modification is proposed for these structures, it is unlikely that these decreased setbacks will be materially detrimental to the public welfare. Furthermore, any future structures or additions will have to meet the standard setback requirements of the CSD and A-1 zone.
21. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study found the project had no significant effects on the environment with project revisions and mitigation measures, which resulted in a determination of a Mitigated Negative Declaration.
22. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
23. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on

the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Mitigated Negative Declaration.

24. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

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

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

Map Date: August 5, 2009

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 and the South San Gabriel Community Standards District ("CSD"). Project development is also subject to those conditions set forth in associated Variance Case No. 200900004 and in the Mitigation Monitoring Program ("MMP").
2. All future development, including construction, shall be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. All existing structures that are to be removed, must be completely demolished prior to final map approval. Specifically, all structures are to be removed except for the house and garage on proposed Lot No. 5 that are the subject of Variance Case No. 200900004. Provide proof of demolition to the satisfaction of the Department of Regional Planning ("Regional Planning").
4. 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. A bond may be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
5. If a bond release inspection is required, the subdivider shall pay a fee of \$200 per inspection.
6. The subdivider or successor in interest shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures contained in the approved Mitigation Monitoring Program ("MMP"). Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant, which attaches the approved MMP, to the Director of Planning for review to confirm compliance with this condition.
7. Within three days of tentative map approval, the subdivider or successor in interest shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with

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

8. The mitigation measures set forth in the project's MMP, adopted in connection with the Final Environmental Impact Report for the project are incorporated and made conditions of Tentative Tract Map No. 068521. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning as required by the approved MMP to show compliance with the required mitigation measures. The subdivider or successor in interest shall record a covenant and agreement, and submit a draft copy to Regional Planning for review which attaches the approved MMP prior to recordation of the covenant, agreeing to the mitigation measures of the approved MMP.
9. Within 30 days of approval of Tentative Tract Map No. 068521, the subdivider or successor in interest shall deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the approved MMP.
10. 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 proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.
11. 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.

DRAFT

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

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

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

7. Quitclaim or relocate easements running through proposed structures.
8. Remove existing buildings in Lots 1 and 3 as shown prior to final map approval. Demolition permits are required from the Building and Safety office.
9. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 68521

TENTATIVE MAP DATE: 8/05/09

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

Prior to Improvement Plans Approval:

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

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

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

DISTRIBUTION
— Geologist
— Soils Engineer
1 GMED File
1 Subdivision

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

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

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Reviewed by _____



Geir Mathisen

Date 8/25/09

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 6.0
Job Number LX001129
Sheet 1 of 1

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

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

Review of:

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

Previous Review Sheet Dated 7/25/08

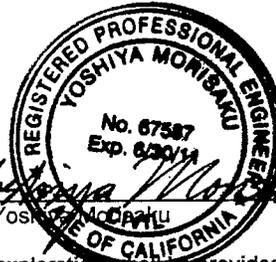
ACTION:

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

REMARKS:

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

Reviewed by _____



Date 8/24/09

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

P:\Yosh\68521, TentTM-A_3

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

MDE

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

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

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

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

16. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Patricia Constanza

tr68521r-rev2.doc

Phone (626) 458-4921

Date 08-31-2009

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

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



Prepared by Tony Khalkhali
tr68521s-rev2.doc

Phone (626) 458-4921

Date 08-31-2009

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

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



Prepared by Tony Khalkhali
tr68521w-rev2.doc

Phone (626)458-4921

Date 08-31-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp- Josh

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

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



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



PARK OBLIGATION REPORT

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

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

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

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

No trails.

Comments:

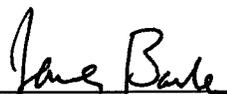
The proposed project consists of five lots for single-family residences. An existing one-story house will remain and two existing houses will be removed; net increase of 2 housing units.

*****Advisory:**

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

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

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

By: 
James Barber, Land Acquisition & Development Section

Supv D 1st
August 31, 2009 10:04:35
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

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

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

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

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

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

Total Units = Proposed Units + Exempt Units

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

Park Planning Area = **6 WHITTIER NARROWS**

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

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

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



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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



BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

August 21, 2009

RFS No. 09-0022523

Tract Map No. 068521

Vicinity: Rosemead

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



Environmental Health recommends approval of this map.



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

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

1. Potable water will be supplied by **San Gabriel Valley Municipal Water District**, a public water company.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District No. 15** as proposed.

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

Respectfully,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: RENV 200700027 / TR 068521

1. **DESCRIPTION:**

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

2. **LOCATION:**

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

3. **PROPONENT:**

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

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

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

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

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

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

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T200700027 / TR 068521

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

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

Noise

	Comply with all applicable sections of the County of Los Angeles Noise Control Ordinance, Title 12 Environmental Protection Noise Control (i.e. construction noise) and Los Angeles County Department of Public Works Construction Division standards.	Submit a copy of approved Building Plans with note referencing Title 12	During all phases of construction	Applicant	DPH DPW
1	Standard construction noise attenuation measures should include but not be limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid-morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During all phases of construction	Applicant	DPW DRP
4		Field Verification			
5	During grading and earth materials hauling activities, it is recommended that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 pm and 8:00 am (ordinance indicates construction work prohibited between 7:00 pm and 7:00 am). "Grading" means any excavating or filling or earth material or any combination thereof conducted at a site for construction or other improvements thereon.	Field Verification	During all phases of construction	Applicant Contractor	DPW DRP

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

Education

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.

7	Payment of Library Facilities Mitigation fees	Prior to issuance of building permits	Applicant	Public Library DRP
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Compliance

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.

8	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP
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The subdivision shall conform to the design standards and policies of the Department of Public Works.

9	Submittal and approval of Public Works Plans	Prior to Final Map Approval	Applicant	DPW DRP
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As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.


Applicant Signature _____
Date 9.3.2009

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


Staff Signature _____
Date 9/3/09



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

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

GENERAL INFORMATION

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

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

Gross Acres: 0.78

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

Zoning: A-1 Light Agriculture

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

Community/Area wide Plan: N/A

Major projects in area:

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

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

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region

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

Trustee Agencies

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

Special Reviewing Agencies

- None
- Montebello Unified School District

Regional Significance

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

County Reviewing Agencies

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

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

Environmental Finding:

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

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

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

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

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

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

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

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

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

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<i>Based on the review of GIS-NET data, the project site is not located in an active or potentially active fault zone, seismic hazards zone or alquist-priolo earthquake fault zone.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<i>Based on the review of GIS-NET data, the project site is not located in an area containing a major landslide.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
<i>Based on the review of GIS-NET data, the project site is relatively flat and is not located in an area having high slope instability.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<i>Based on the review of GIS-NET data, the project site is not subject to high subsidence, high groundwater level, liquefaction or hydrocompaction.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
<i>The proposed project is residential and not considered a sensitive use and is not located in close proximity to a significant geotechnical hazard.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
<i>The project proposes 180 cubic yards of cut and 90 cubic yards of fill. The project site is relatively flat and does not contain slopes of over 25%.</i> |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
<i>Based on Preliminary Soils Engineering Investigation Report prepared by T K Engineering, the potential expansion is medium (68 sandy silty clay), however the project site is suitable for development. Applicant shall comply with the requirements of the County of Los Angeles Department of Public Works.</i> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- | | |
|--|---|
| <input checked="" type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input checked="" type="checkbox"/> Project Design |
| | <input type="checkbox"/> 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?

- | | | |
|--|---|--|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No Impact |
|--|---|--|

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>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.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>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.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<i>The project site is relatively flat and is not located in or subject to high mudflow conditions.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<i>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.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>Based on review of the Tract Map (TR 068521) the project will not significantly alter the existing drainage pattern of the project site.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

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

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project site is served by the San Gabriel Valley Water Company.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The proposed project will be served by public sewer, County Sanitation Districts of Los Angeles County District 15 – Rosemead.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>The project's associated construction activities are not expected to significantly impact the water quality in the area. The applicant shall comply with all of the requirements of the Department of Public Works and Subdivision Committee.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>The project's post-development activities are not expected to degrade the water quality in the area. The applicant shall comply with all of the requirements of the Department of Public Works and Subdivision Committee.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? <i>The proposed project is a 5-unit condominium residential project on 0.62 acres.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>The proposal is not considered a sensitive use, however it is located near freeways.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>The project is not likely to increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Based on review of project and mapping data, the proposed project will not generate or is it in close proximity to sources that create obnoxious odors, dust and/or hazardous emissions.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>The proposed project will not conflict with or obstruct implementation of any air quality plan.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>The proposed project is a continuation of the existing residential land use and will not violate any air quality standard or contribute substantially to any existing or projected air quality violation.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>The proposed project is a continuation of the existing residential land use and will not result in a cumulatively considerable net increase of any criteria pollutant.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
<i>Based on the review of GIS-NET data and aerial mapping, the project site is not located within an SEA, SEA Buffer or ESHA and is completely disturbed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<i>Based on the review of GIS-NET data and aerial mapping, the project site is completely disturbed.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
<i>Based on the review of the USGS quad sheet and GIS-NET data, there is no drainage course located on the project site.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
<i>Based on the review of aerial mapping and GIS-NET data, the project site is completely disturbed and does not contain any riparian or other sensitive habitat.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?
<i>Based on the review of aerial mapping and GIS-NET data, the project site is completely disturbed and does not contain any oak or other unique native trees.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<i>Based on the review of GIS-NET data, the project site is completely disturbed and not habitat for any known sensitive species.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>Based on the review of GIS-NET data and aerial mapping, the project site is not in or near an area containing known archaeological resources or containing features that indicate potential archaeological sensitivity.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>Based on the review of aerial mapping, the project site does not contain rock formations.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Based on the review of GIS-NET data, the project site does not contain any known historic structures or sites.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? <i>Based on the review of GIS-NET data and mapping, there are no historical or archaeological resources located on the project site.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>Based on the review of GIS-NET data and mapping, there are no paleontological resources or geologic features located on the project site.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

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

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

Visual Report

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The project site is served by domestic water service provided by the San Gabriel Valley Water Company.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>The project site is served by domestic water service and the County of Los Angeles Fire Department.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>The project site is currently served by public utilities.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>The project site is currently served by public utilities and there are no known service problems.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? <i>The proposed project is a continuation of the existing residential use and will not result in substantial adverse physical impacts associated with the provision of physically altered governmental facilities.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Lot Size Project Design

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<i>The applicant must meet the requirements of the State Administrative Code, Title 24 Part 5, T-20 (Energy Conservation).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>The proposed project is a continuation of the existing residential use on the project site, is in character with surrounding residential uses and will not result in a major change in the patterns, scale or character of the general area or community.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<i>Based on the review of GIS-NET data, the project site is classified as Other Land and the proposed project will not result in a significant reduction in the amount of agricultural land.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)
- MITIGATION MEASURES OTHER CONSIDERATIONS
- Lot Size Project Design Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

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

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The proposed project is consistent with the Countywide Land Use Plan designation of 1 (low density residential) which allows single-residential development at 1 to 6 dwelling units per acre.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The proposed project is consistent with the zoning designation of A-1 (Light Agriculture) which allows single-family residential uses.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community? <i>The proposed project will be consistent with and continue the residential character of the project site and surrounding properties.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

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

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The project site is not located within an SEA, SEA Buffer or ESHA. The project site is completely disturbed and does not contain any major riparian or other sensitive habitat. Based on the review of GIS-NET data, there are no prehistoric or historic archaeological resources on the project site.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>The proposed project will be a continuation of the existing residential use on the project site.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The proposed project will be a continuation of the existing residential use on the project site and will not cause substantial adverse effects on human beings.</i></p>

CONCLUSION

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

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



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
Director, State Clearinghouse

MAY - 6 2009

**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



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 PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} 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 siting 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, 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 ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400



Margaret Donnellan Todd
County Librarian

March 23, 2009

MAR 26 2009

TO: Michele Bush
Impact Analysis Section
Department of Regional Planning

FROM: Terri Maguire *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.

Michele Bush
Page 2
March 23, 2009

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

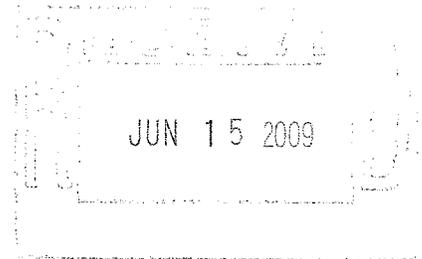
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

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.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENNDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

Ms. Michele Bush
June 2, 2009
Page 2

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:

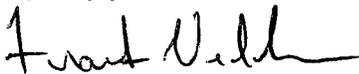
1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and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

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

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

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 ensure compatibility with surrounding uses;

Each of the proposed lots meets minimum size for zoning requirement. Therefore has enough area to accommodate setbacks, 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 county building requirements including front & rear setbacks 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 residential.

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 county and public will both benefit thru the use of a wider right-of-way on Steadman Dr. that shall be thru the form of a Road dedication.