



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 17, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Yaa Sefa-Boakye
Community Library Manager
Sunkist Library
840 North Puente Ave.
La Puente, CA 91746

FROM: Donald Kress *DK*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: TENTATIVE TRACT MAP NO. 068619

PROJECT LOCATION: 1126 Willow Ave, La Puente

The subject project is scheduled for a Public Hearing before a Hearing Officer of Los Angeles County on October 21, 2008.

Please have the materials listed below available to the public through November 3, 2008.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Tract Map No. 068619 dated May 8, 2008.
 2. Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Reports/recommendation
 6. Draft Staff Report
 7. Environmental Documentation
 8. Burdens of proof



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Bruce W. McClendon FAICP
Director of Planning

TENTATIVE TRACT MAP NO. 068619

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on October 21, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

This project received a Negative Declaration pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The tract map proposes to create eight (8) single family lots, including one flag lot, on 1.57 gross acres. The applicant has also requested a yard modification to allow a maximum three-foot high fill retaining wall topped by a five-foot high fence along the northeasterly and southwesterly boundaries of the project and along the certain lot lines.

General location of property: 1126 Willow Avenue, La Puente

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

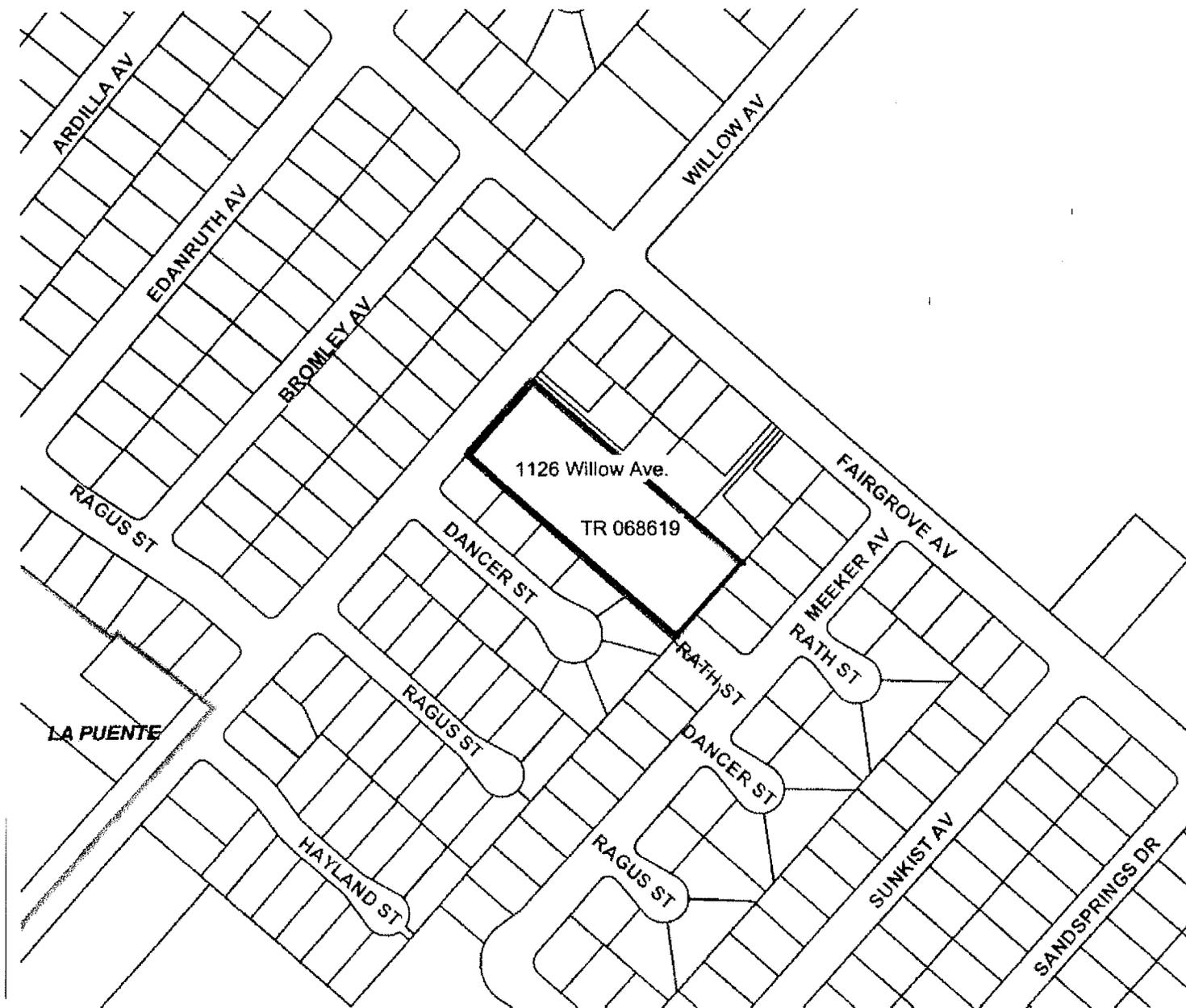
If you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at , or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning September 21, 2008, at the Sunkist Library, 840 North Puente Ave. La Puente, CA 91746. Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

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

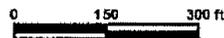
"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 8 lotes. La audiencia publica para considerar el proyecto se llevara acabo el 21 de octubre de 2008. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP



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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.





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

TENTATIVE TRACT MAP NO. 068619

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE October 21, 2008	

APPLICANT David Chao	OWNER David Chao	REPRESENTATIVE Hank Jong--EGL Associates
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REQUEST
 Tract Map: To create eight (8) single family lots, including one flag lot, on 1.57 gross acres.

LOCATION/ADDRESS 1126 Willow Avenue, La Puente		ZONED DISTRICT Puente	
ACCESS Willow Avenue and Rath Street		COMMUNITY West Puente Valley	
		EXISTING ZONING A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area)	
SIZE 1.57 gross acres/1.22 Net acres	EXISTING LAND USE Vacant	SHAPE Rectangular	TOPOGRAPHY Generally flat

SURROUNDING LAND USES & ZONING

North: Single Family Residential, Social Hall/A-1-6,000	East: Single Family Residential, Junior High School/ A-1-6,000
South: Single Family Residential/A-1-6,000	West: Single Family Residential/A-1-6,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density-1 to 6 du/ac)	9 DU	Yes

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

The tentative tract map dated May 8, 2008 depicts eight single family lots on 1.57 gross acres. The property is vacant. Lot No. 4 is a flag lot. The lots will have net acreages of between 6,000 and 7,690 square feet. The flag lot, Lot 4, will have a net area of 6,117 square feet and a 15 foot wide access strip. Lots 1, 2, and 3 will take access of Willow Avenue. Lots 4 through 8 will take access off of Rath Street, which will terminate in a cul-de-sac. Lot 5 through 8 will have at least 40 feet of frontage on the Rath Street cul-de-sac. The project proposes 200 cubic yards of cut grading and 200 cubic yards of fill grading.

KEY ISSUES

- Los Angeles County Code ("County Code") Section 21.24.320 allows flag lots where the shape of the division of land justifies the flag lot. The shape of the subject property justifies the flag lot configuration for Lot no. 4 in that, though this lot contains sufficient gross and net area for a single family lot, the configuration of the cul-de-sac does not allow this lot to have the 40 feet of street frontage required for single family lots which front on a cul-de-sac in the A-1 zone. Thus, the flag lot configuration is used to overcome the street frontage limitation imposed by the shape of the division of land and configuration of the cul-de-sac.
- A yard modification has been requested to allow a maximum three-foot high fill retaining wall topped by a five-foot high fence along the northeasterly and southwesterly boundaries of the project and along certain lot lines. A burden of proof has been submitted.

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 _X_ 2½ Acre Lots _____ Sect 191.2
- Street improvements _X_ Paving _X_ Curbs and Gutters _X_ Street Lights
- _X_ Street Trees _____ Inverted Shoulder _X_ Sidewalks _____ Off Site Paving _____ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**TENTATIVE TRACT MAP NO. 068619
DRAFT STAFF ANALYSIS
FOR OCTOBER 21, 2008 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, David Chao, proposes to create eight single family lots, including one flag lot, on approximately 1.57 gross acres (1.22 net acres). The proposal requires approval of Tentative Tract Map No. 068169 ("TR 068619") for the subdivision.

The subject property is located at 1126 Willow Avenue, in the Puente Zoned District.

Major project features include:

1. Lot No. 4 is proposed as a flag lot, with 15 feet of street frontage on Rath Street. A flag lot burden of proof has been submitted.
2. A yard modification has been requested to allow a maximum three-foot high fill retaining wall topped by a five-foot high fence along the northeasterly and southwesterly boundaries of the project and along certain lot lines.
3. Lots 1 through 3 take access from Willow Avenue; Lots 4 through 8 take access from Rath Street, which terminates in a cul-de-sac.

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

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 1126 Willow Avenue in the Puente Zoned District in the unincorporated community of West Puente Valley.

Physical Features: The subject property is approximately 1.57 gross acres (1.22 net acres) in size and comprised of one lot. It is currently vacant. The property is rectangular in shape with level terrain.

Access: Lots Nos. 1 through 3 will take access off Willow Avenue, a 60-foot wide public street. Lots Nos. 4 through 8 will take access off Rath Street, a minimum 44 foot wide public street that terminates in a cul-de-sac. Lot No. 4 is proposed as a flag lot and will have a 15 foot wide fee access strip over which a private driveway and firelane will be located.

Services: Domestic water service will be supplied by the San Gabriel Valley Municipal Water District. Sewage disposal will be provided through Los Angeles County Sanitation District No. 15. The subject property is in the Basett Unified School District.

ENTITLEMENTS REQUESTED

Tentative Tract Map: The applicant requests approval of TR 068619 to create eight single family lots, including one flag lot, on approximately 1.57 gross acres (1.22 net acres).

Yard Modification: A yard modification was requested to allow an 8-foot high wall along part of the northeastern and southwestern boundaries of the project and along the rear lot lines of Lots Nos. 1 through 6.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is A-1-6,000 to the north, east, south and west.

EXISTING LAND USES

Subject Property: The subject property is vacant.

Surrounding Properties: Surrounding uses are single family residences, to the southeast, southwest, northeast and northwest; a social hall and the Edgewood Junior High School are to the northeast.

PREVIOUS CASE/ZONING HISTORY

The current A-1-6,000 zone was created by Ordinance No. 5122 approved by the Board of Supervisors on July 18, 1950.

There are no previous cases on this APN.

PROJECT DESCRIPTION

TR 068619, dated May 8, 2008, depicts a residential development of eight single family lots on approximately 1.57 gross acres (1.22 net acres). The project site is vacant.

Lots Nos. 1 through 3 take access from Willow Avenue, a 60 foot-wide public street. Lots Nos. 4 through 8 take access from Rath Street, a minimum 44 foot wide public street that terminates in a new cul-de-sac within the project boundary. The project does not propose any grading.

Lot No. 4 is proposed as a flag lot. The flag lot will have a 15-foot wide fee access strip from Rath Street.

The project proposes 200 cubic yards of cut grading and 200 cubic yards of fill grading.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan (“General Plan”) and depicted within the Low Density Residential category (Category 1) on the Land Use Policy Map. 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 neighborhoods with densities up to six units per gross acre. The applicant’s proposal to create eight parcels, approximately five dwelling units per acre, is consistent with the density allowed under the land use category.

Additional applicable General Plan policies and goals include:

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.
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

ENVIRONMENTAL DOCUMENTATION

This project has received Negative Declaration pursuant to the California Environmental Quality Act (“CEQA”) and the Los Angeles County Environmental Guidelines. A Negative Declaration means that the project will not have a significant effect on the environment.

COUNTY DEPARTMENTS, AGENCY COMMENTS, AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative tract map dated May 8, 2008 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On DATE, 2008 approximately NUMBER notices of public hearing were mailed to property owners within a 500-foot radius of the subject property. The public hearing notice was published in the San Gabriel Valley Tribune on DATE, 2008, and La Opinion on DATE, 2008. Project materials, including the tentative tract map, land use map and recommended conditions were received at the La Puente Community Library on DATE, 2008. Public hearing notices were posted on the subject property fronting Willow Avenue and Rath Street on DATE, 2008. Public hearing materials were also posted on the Department of Regional Planning’s website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The eight dwelling units proposed is less than the nine dwelling units permitted on the subject property. The proposed project is also consistent with the existing lot sizes and character of the surrounding area.

There are five flag lots adjacent to the northeast boundary to the subject property. Two of these flag lots take access of Willow Avenue; the other three take access off of Fairgrove Avenue. Los Angeles County Code (“County Code”) Section 21.24.320 allows flag lots where the shape of the division of land justifies the flag lot. The shape of the subject property justifies the flag lot configuration for Lot No. 4 in that, though this lot contains sufficient gross and net area for a single family lot, the configuration of the cul-de-sac does not allow this lot to have the 40 feet of street frontage required for single family lots which front on a cul-de-sac in the A-1 zone. Thus, the flag lot configuration is used to overcome the street frontage limitation imposed by the shape of the division of land configuration of the cul-de-sac.

The yard modification burden of proof states that the a maximum three-foot high fill retaining wall topped by a five-foot high fence is required to maintain the existing drainage pattern. This wall will along the northeasterly and southwesterly boundaries of the project and along certain lot lines. The northeasterly property boundary adjoins flag lot driveways and side yards of adjacent residences; the southwesterly property boundary adjoins the rear yards of adjacent residences. The wall along certain lot lines within the project will be along the rear lot line of Lots Nos. 1, 2, 3, 4, 5, and 6.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve Tentative Tract Map No. 068619 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Draft Findings
- Draft Conditions
- Tentative Tract Map No. 068619, dated May 8, 2008
- Land Use Map
- GIS-NET Map
- Thomas Guide Page
- Environmental Documentation
- Burdens of Proof

SMT:DCK:dck
9/17/08

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
TENTATIVE TRACT MAP NO. 068619**

1. A Hearing Officer of Los Angeles County conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 068619 on October 21, 2008.
2. Tentative Tract Map No. 068619 is a proposal to create eight (8) single family lots, including one (1) flag lot, on 1.57 gross acres.
3. The subject site is located at 1126 Willow Avenue in the West Puente Valley community in the Puente Zoned District.
4. The rectangular shaped property is 1.57 gross acres (1.22 net acres) in size with generally level terrain. The site is vacant.
5. Access to Lots Nos. 1, 2, and 3 of the proposed development will be provided from the west by Willow Avenue, a 60 foot wide public street. Access to Lots Nso. 4 through 8 will be provided from the east by Rath Street, a minimum 44 foot wide public street.
6. Lot No. 4 is proposed as a flag lot, with 15 feet of street frontage on Rath Street. Lot Nos. 5 through 8 will have at least 40 feet of frontage on Rath Street.. Lots Nos. 1 through 3 will have 50 feet of street frontage on Willow Avenue.
7. A yard modification has been requested to allow a maximum three-foot high fill retaining wall topped by a five-foot high fence along the northeasterly and southwesterly boundaries of the project and along the certain lot lines.
8. Surrounding uses are single family residences, to the southeast, southwest, northeast and northwest; a social hall and the Edgewood Junior High School are to the northeast.
9. The project site is currently zoned A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area). Surrounding zoning is A-1-6,000 to the north, east, south and west.
10. The proposed project is consistent with the A-1-6,000 zoning classification. Pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code"), single-family residences are permitted in the A-1-6,000 zone.
11. The property is depicted within the Category 1 (Low Density—One to Six Dwelling Units Per Gross Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of nine dwelling units on the site. The applicant has proposed eight dwelling units, yielding a density of five dwelling units per acre, and is consistent with this land use category.

12. No correspondence has been received for this project.
13. SUMMARIZE PROCEEDINGS AT THE PUBLIC HEARING.
14. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.
15. The Hearing Officer finds that the flag lot configuration is justified by the shape of the division of land and configuration of the cul-de-sac. The flag lot will have 15 feet of street frontage. The Hearing Officer also finds that the flag lot design is not in conflict with the pattern of neighborhood development as other flag lots exist in the area.
16. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, north, south and west.
17. The site is physically suitable for the type of development and the density being proposed, since the property is relatively level; has access to a County-maintained street; will be served by a public sewers; will be provided with a water supply and distribution facilities to meet anticipated domestic and fire protection needs.
18. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
19. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
20. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
21. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements

22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
23. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Resources Code.
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified that the project will not have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
26. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
27. The Hearing Officer finds that the 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 Fish and Game Code.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 068619 is approved subject to the attached conditions

established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. The subdivider shall conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area) Zone.
2. Lot No. 4 is approved as a flag lot with a street frontage of 15 feet.
3. Lot No. 4 shall have a fee access strip of at least 15 feet in width.
4. A yard modification has been requested to allow a maximum three-foot high fill retaining wall topped by a five-foot high fence is approved as depicted on the approved tentative map.
5. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the tentative map, dated May 8, 2008, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire Department").
6. The subdivider shall label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map.
7. The subdivider shall post any driveway required to be a fire lane by the Fire Department as "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement to be recorded on the property. Submit a copy of the draft maintenance agreement to Regional Planning for review prior to final map approval.
8. The subdivider or successor in interest shall plant one tree of a non-invasive species in the front yard of each lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
9. Within five days after approval, remit processing fees, currently \$1,926.75, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

10. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate reasonably in the defense.

11. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider 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 expenses involved in Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or 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 amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire Department, Department of Parks and Recreation and the Department of Public Health, in addition to Regional Planning.

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

Prepared by  John Chin

tr68619L-rev3.doc

Phone (626) 458-4918

Date 06-12-2008



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO: 068619

REVISED TENTATIVE MAP DATE: 5/08/2008

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended.

Prior to Hydrology/Storm Drain Approval/Issuance of Grading Permit:

1. Comply with the requirements of the Drainage Concept which was conceptually approved on 07/02/07 to the satisfaction of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map.

Name  Date 6/05/2008 Phone (626) 458-4921
ELAINE KUNITAKE

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
1 Soils Engineer
1 GMED File
1 Subdivision

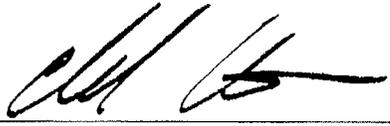
TENTATIVE TRACT / PARCEL MAP 68619
SUBDIVIDER Chao
ENGINEER EGL Associates, Inc.
GEOLOGIST -----
SOILS ENGINEER EGL

TENTATIVE MAP DATED 5/8/08 (Rev.)
LOCATION La Puente
GRADING BY SUBDIVIDER [Y] (Y or N) ~ 200 yds.³
REPORT DATE -----
REPORT DATE 4/27/07, 1/30/07 (06-234-005EL)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6-2-08 is attached.

Prepared by  Reviewed by _____ Date 5/28/08
Charles Nestle

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 2.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 68619
Location Willow Avenue, La Puente
Developer/Owner Chao
Engineer/Architect EGL Associates, Inc.
Soils Engineer Environmental Geotechnology Laboratory (06-234-005EL)
Geologist ---

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 5/8/08
Soils Engineering Report Dated 1/30/07
Soils Engineering Addendum Report Dated 4/27/07
Previous Review Sheet Dated 4/8/08

ACTION:

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

REMARKS:

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

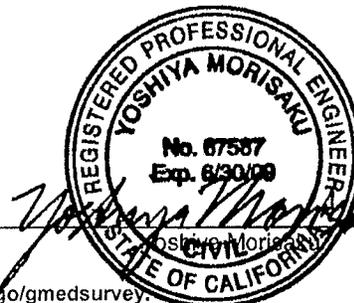
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by

Lukas Przybylo
Lukas Przybylo

Reviewed by



Date 6/2/08

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

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

P:\gmepub\Soils Review\Lukas\Sites\TR 68619, Willow Avenue, La Puente, TTM-A_5.

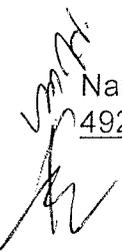
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide landscaping plans per grading ordinance (Appendix Chapter J and Chapter 71, of LACO Building Code).
2. Submit the following:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - b. Provide the latest copy of the approved Drainage Concept.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.



Name Tony Hui Date 05/29/2008 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 right of way 45 feet plus additional right of way for an offset cul-de-sac bulb with a modified 44-foot property line radius (32 feet curb line radius) on Rath Street to the satisfaction of Public Works. Permission is granted to reduce the southerly parkway width from 12 feet to 3 feet.
2. Close any unused driveway with curb, gutter, and sidewalk along the property frontage on Willow Avenue to the satisfaction of Public Works.
3. Construct curb and gutter (15 feet from centerline to line up with existing off-site improvements), base, pavement, and sidewalk on-site on Rath Street to the satisfaction of Public Works.
4. Construct off-site sidewalk along the northerly side on the existing Rath Street from the tract boundary to join Meeker Avenue, including full width sidewalk and curb ramp at the return to the satisfaction of Public Works.
5. Construct any parkway improvements (sidewalk, driveways, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
6. Plant street trees along the property frontage on Willow Avenue and Rath Street to the satisfaction of Public Works.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Willow Avenue and Rath Street 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.

9. Prior to final map approval, the subdivider shall 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

PC / ASW
tr68619r-rev3.doc

Prepared by Patricia Constanza

Phone (626) 458-4921

Date 06-05-2008

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12008AS, dated 04-01-2008) 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.
3. Provide a digital copy (PDF Format) of the approved area study and approved sewer improvement plans.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

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

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

Jkr
Prepared by Lana Radle

Phone (626) 458-4921

Date 06-09-2008

PP - Donald

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68619 Map Date May 08, 2008

C.U.P. _____ Vicinity Map 0274C

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Tentative Map is adequate.
The proposed Rath St. extension and cul-de-sac shall be designed and approved to meet the Department of Public Works standards.

By Inspector: Juan C. Padilla Date June 12, 2008

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 68619 Tentative Map Date May 08, 2008

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 fire flow test dated 03-18-08, 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 June 12, 2008

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 #	68619	DRP Map Date: 05/08/2008	SCM Date: / /	Report Date: 06/16/2008
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.11
IN-LIEU FEES:	\$24,674

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$24,674 in-lieu fees.

Trails:

No trails.

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

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

By: James Barber
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	68619	DRP Map Date:	05/08/2008	SMC Date:	/ /	Report Date:	06/16/2008
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE VALLEY				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) Goal x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

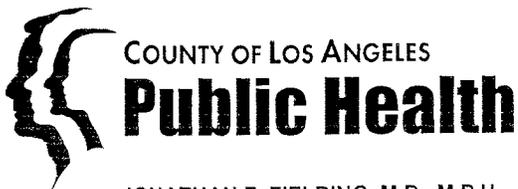
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.53	0.0030	8	0.11
M.F. < 5 Units	4.60	0.0030	0	0.00
M.F. >= 5 Units	2.71	0.0030	0	0.00
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.11

Park Planning Area = 7 AVOCADO HEIGHTS / WEST PUENTE VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.11	\$224,309	\$24,674

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
0.11	0.00	0.00	0.11	\$224,309	\$24,674



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Swati Bhatt, REHS
LAND USE PROGRAM, Chief EHS
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 20, 2008

RFS No. 08-0013912

Tract Map No. 068619

Vicinity: La Puente

Tentative Tract Map Date: May 8, 2008 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 068619** is cleared for public hearing. The following conditions still apply and are in force:

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

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

Respectfully,

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



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

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

GENERAL INFORMATION

I.A. Map Date: 01/24/07 Staff Member: Anthony Curzi
Thomas Guide: 638-B3 USGS Quad: Baldwin Park
Location: 1126 Willow Avenue, La Puente, CA 91746

Description of Project: Application for Tract Map to subdivide one parcel into eight lots. Lot size will vary from 6,000 square feet (s.f.) to 7,690 s.f. Access for lots 1 to 3 will be from Willow Avenue and access for lots 4 to 8 will be from Rath Street. Water will be provided by the San Gabriel Valley Water Company. Sewer service will be provided by the Los Angeles County Sanitation Districts. School service will be through the Hacienda La Puente Unified School District. There will be 400 cubic yards of grading.

Gross Acres: 1.57
Environmental Setting: The project site is located in an urbanized area and is surrounded by single family houses. Arnar High School and Edgewood Junior High School are located nearby. Vegetation consists of grass and weeds.

Zoning: A-1-6000
General Plan: Category I-Low Density Residential
Community/Area wide Plan: N/A

Major projects in area:

There are no major projects in the area.

PROJECT NUMBER

DESCRIPTION & STATUS

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

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Fish and Game
- State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Hacienda La Puente Unified School District

City of La Puente

City of West Covina

City of Baldwin Park

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW:
- Fire Department
- Library
- Sheriff's Department
- Public Health: Environmental Hygiene
- Sanitation Districts

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input 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 checked="" type="checkbox"/>	<input 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: Anthony Curzi Date: 06/16/08
Approved by: Paul McCarthy Date: 6-19-08

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.

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:

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Reviewed by: Anthony Curzi Date: _____

Approved by: Paul McCarthy Date: _____

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

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<i>Project site is subject to liquefaction.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | <input 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%? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)
- Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input 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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Project site located one-half mile from UP/Metrolink railway.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>Schools located nearby.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Construction noise.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

- Lot Size
- Project Design
- Compatible Use

OTHER CONSIDERATIONS

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
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?
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.)?
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)?
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.)?
g.	<input type="checkbox"/>	<input 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input 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? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input 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"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input 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"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

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

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)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Project Design <input type="checkbox"/> Traffic Report	<input type="checkbox"/> Consultation with Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

Consultation with County Sanitation Districts.

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 - 4. Fire/Sheriff Services

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Consultation with emergency services.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

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/IMPAIRMENTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?
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?
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 type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input 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"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents? <i>Possible increase in demand for recreational facilities.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

CONCLUSION

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

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



Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)

<p>A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.</p> <p>This property is generally a flat lot. The topographic conditions will have no effects on the flag lot design.</p>
<p>B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.</p> <p>The project will be designed complying the Los Angeles County subdivision standards including setback, lot size, lot width, lot depth, landscaping, buffering, ect. The compliance with the design also ensures compatibility with the neighboring lots.</p>
<p>C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.</p> <p>Five northerly adjoining lots are flag lots. Only one flag lot is proposed for this tentative map. The flag lot design will therefore not conflict with the existing pattern of the neighborhood development.</p>
<p>D. How many flag lots are in a 500-foot radius? Please answer this question below, and then also attach a copy of your radius map with each the surrounding flag lots clearly highlighted.</p> <p>There are five flag lots within the 500-foot radius of the proposed subdivision. A copy of the radius map is attached and existing flag lots were highlighted.</p>

**12. Yard Modification Burden of Proof (only required for a yard modification)*
(Carga de la Prueba para una Modificación deYarda)**

Los Angeles County Zoning Ordinance Section 22.48.180 authorizes the Director of Planning without notice or hearing to grant a modification to specified setback regulations of the Zoning Ordinance where topographic features, subdivision plans and other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the setback requirements. (See page 7 for additional requirements that must be submitted along with this application)

A. What topographic features, lot design or other conditions justify the setback modification? (If necessary attach additional pages)

Based on the Los Angeles approved drainage concept, an 8' max wall which consists of 5' block wall above 3' max retaining wall will be constructed on the northeasterly and southwesterly property lines and along the rear lot lines of lots 1 through 6 of the proposed subdivision. The purpose of this wall is to maintain the existing natural drainage pattern and prevent the on-site drainage from discharging to the adjoining neighbors.

B. Are other adjacent or neighboring properties enjoying setbacks similar to what you propose? If so, please list addresses, relevant setback, height and description of structure involved. Include photos and a vicinity map showing the location of all listed properties. (If necessary attach additional pages)

No.