



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 8, 2010

TO: Gina Natoli, AICP, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II *D. Kress*
Land Divisions Section

SUBJECT: **PROJECT NO. 03-093 – (1)**
VESTING TENTATIVE TRACT MAP NO. 54236
APRIL 20, 2010; AGENDA ITEM NOS. 3a and 3b

PROJECT BACKGROUND

The project proposes to create eight single-family lots on approximately 4.64 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 54236 ("TR 54236") for the subdivision. The subject property is located at 14100 Don Julian Road, Avocado Heights, within the Puente Zoned District. A Mitigated Negative Declaration has been prepared pursuant to California Environmental Quality Act ("CEQA") reporting requirements. Effects mitigated to less than significant levels include geotechnical, noise, water quality, visual qualities, traffic/access, and environmental safety.

The project was before the Hearing Officer on November 17, 2009 and continued to January 5, 2010, February 16, 2010, and April 20, 2010. The remaining project issue is the presence on the subject property of the corral which had been constructed without proper permits from the Division of Building and Safety of Public Works. The hearing was continued to April 20, 2010 to allow the property owner time to relocate horses and abate the building code violation by demolishing the unpermitted corral.

FEBRUARY 16, 2010 PUBLIC HEARING

The case planner made a presentation in which he summarized the case. He noted that there was still an outstanding building code violation on the subject property regarding a corral, which had been constructed without the proper permits from the Division of Building and Safety ("Building and Safety") of the Los Angeles County Department of Public Works ("Public Works"), and that both staff and the applicant had been in contact with the La Puente office of Building and Safety regarding this corral. The case planner stated that the fee amount for bond release inspections stated in tentative map approval condition number 10 should be revised to \$150 instead of the \$200 stated in the condition. The Hearing Officer directed that certain wording in the Initial Study also be revised to indicate the correct location of the subject property.

ACTIVITY SINCE THE FEBRUARY 16, 2010 PUBLIC HEARING

On March 31, 2010, Regional Planning sent a letter to the subject property owner requesting replenishment of the drawdown account for this case, as the drawdown account had balance had fallen to less than 20 percent of the original submittal fee.

STAFF EVALUATION

The property owner applied for a demolition permit for the unpermitted corral on December 10, 2009. Staff received notification from the project representative on April 5, 2010, that the unpermitted corral had been completely demolished. To date, staff has not received a finalled demolition permit or other verification of the demolition of the unpermitted corral from Building and Safety.

To date, the drawdown account has not been replenished as requested in the letter of March 31, 2010.

RECOMMENDATION

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

If, prior to the April 20, 2010 Hearing Officer public hearing, staff receives verification from Building and Safety that the unpermitted corral has been demolished; there are no outstanding zoning violations or building code violations on the subject property; and the drawdown account has been replenished as requested in the letter of March 31, 2010, staff recommends that the Hearing Officer close the public hearing, approve the Mitigated Negative Declaration, and approve Vesting Tentative Tract Map No. 54236, subject to the attached conditions of approval.

If, by the date of the April 20, 2010 Hearing Officer public hearing, there are any outstanding zoning violations or building code violations on the subject property, or the drawdown account has not been replenished as requested in the letter of March 31, 2010, staff recommends the Hearing Officer continue the public hearing until such time as any outstanding issues are resolved.

SMT:dck
4/8/10

Attachments: Updated Draft Findings
Updated Draft Conditions
Environmental Documentation

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-093-(1)
VESTING TENTATIVE TRACT MAP NO. 54236**

1. A Hearing Officer of Los Angeles County, Mr. Paul McCarthy, conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 54236 ("TR 54236") on November 17, 2009 and January 5, 2010. A Hearing Officer of Los Angeles County, Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of TR 54236 on February 16, 2010 and April 20, 2010.
2. Vesting Tentative Tract Map No. 54236 is a proposal to create eight single-family lots on 4.64 gross acres.
3. The subject site is located at 14100 Don Julian Road in the Avocado Heights community within the Puente Zoned District.
4. The rectangular shaped property is 4.64 gross acres (3.87 net acres) in size with generally level terrain. The site is improved with seven residences, all of which will be removed.
5. Access to the proposed development will be provided by Lorraine Drive, a proposed 58-foot wide dedicated cul-de-sac street, from Don Julian Road, a 60-foot wide dedicated public street.
6. Surrounding uses are single-family residences to the north, south, east, and west; two-family residences to the east; church and vacant land to the west; and Los Angeles County Avocado Heights Park to the north.
7. The project site is zoned A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area). Surrounding zoning is A-1-20,000 and O-S (Open Space) to the north, and A-1-20,000 to the east, south and west.
8. The proposed project is consistent with the A-1-20,000 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 zone. Proposed lots range in size from 20,093 net square feet to 22,735 net square feet, in compliance with the area requirement of the A-1-20,000 zoning classification.
9. The property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of 27 dwelling units on the site. The applicant has proposed eight dwelling units, a density of 1.7 dwelling units per acre, which is consistent with this land use category.

10. The vesting tentative tract map dated January 21, 2009, depicts eight single-family lots on 4.64 gross acres. The property is improved with seven residences, all of which are to be removed. The lots will have a net area of between 20,092 to 22,735 square feet. The project proposes 4,400 cubic yards of cut grading and 6,474 cubic yards of fill grading; 2,074 cubic yards will be imported from offsite. Access to the lots will be from Lorraine Drive, a new 58-foot wide dedicated cul-de-sac street. A 12-foot wide trail dedication is required along Don Julian Road for the Avocado Heights Trail. A six-foot high wall will surround the subject property. A maximum six-foot high cut-retaining wall will be on the northwest boundary of the property, as the adjacent property is higher in elevation than the subject property. There will be a cut-retaining wall along part of the boundary between Lot Nos. 5 and 6, as well as a cut-retaining wall within Lot No. 6.
11. The vesting tentative tract map approval is exempt from the Los Angeles County Low Impact Development ("LID") Ordinance, as, prior to January 1, 2009, the project had been deemed a complete application for purposes of LID.
12. Future development on the proposed lots must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and LID Ordinances, as applicable, at the building permit stage.
13. Four items of correspondence have been received from the Workman Mill Association ("Association"). The Association's main concern in their letter dated November 3, 2003, is that the 20,000 square foot required lot area would allow for owners to construct a barn or a second residence on their lot. The main concern of the Association's letter dated May 19, 2003, was that a decision on this tract map not be made until the Avocado Heights Community Standards District ("CSD") was adopted. The main concern expressed in their letter of November 8, 2009 was drainage problems on the subject property. The letter of November 10, 2009 reiterated the concern about drainage and requested a pedestrian-operated traffic signal for safe access across Don Julian Road to the entrance of Avocado Heights Park.
14. Staff received one phone call from a neighbor, who had a concern about securing a drainage easement across the adjacent property to the west to allow drainage to a catch basin on South 4th Avenue.

NOVEMBER 17, 2009 PUBLIC HEARING

15. During the November 17, 2009 public hearing, the Hearing Officer, Mr. Paul McCarthy, heard a presentation from the case planner. The case planner summarized the project and letters received.

16. During the November 17, 2009 public hearing, the applicant's engineer and representative were available for questions from the Hearing Officer.
17. During the November 17, 2009 public hearing, Mr. Steve Burger from the Los Angeles County Department of Public Works ("Public Works") responded to questions from the Hearing Officer regarding the approved drainage situation on the subject property. Mr. Burger indicated Public Works would review the drainage concept for the proposed project in response to concerns raised.
18. During the November 17, 2009 public hearing, Mr. Burger responded to questions from the Hearing Officer regarding the suggested crosswalk. Mr. Burger noted that the request for a crosswalk from the Association was a recent request and that mid-block crosswalks are installed only where warranted, as traffic signals in improper locations may create hazards in some situations. He stated that Public Works would review the traffic situation along Don Julian Road near the subject property.
19. During the November 17, 2009 public hearing, a representative of the trust which owns of the subject property, Ms. Robin Eidelman, testified. She expressed concerns that realignment of the subject property's driveway, or of the Don Julian Road right-of-way, may be required. The Hearing Officer explained that no such realignments were being required.
20. During the November 17, 2009 public hearing, the Hearing Officer clarified that if a mid-block crosswalk was made a condition of approval for the project, the cost of this crosswalk would be borne by the property owner. Ms. Eidelman stated she understood this.
21. During the November 17, 2009 public hearing, the case planner stated that there was an outstanding building code violation on the subject property regarding a corral, which had been constructed without the proper permits from the Division of Building and Safety of Public Works. The Hearing Officer asked the applicant's representative whether the corral could be demolished prior to January 5, 2010. The applicant's representative stated that it could be.
22. During the November 17, 2009 public hearing, the Hearing Officer continued the public hearing to January 5, 2010, to allow the property owner time to abate the building code violation by demolishing the corral, and to allow Public Works time to review the drainage situation on the subject property and the traffic situation within the vicinity of the subject property.

JANUARY 5, 2010 PUBLIC HEARING

23. During the January 5, 2010 public hearing, the case planner made a presentation in which he noted that Public Works has revised the drainage conditions for this project to address the drainage concerns, and that Public Works did not find that a signalized crosswalk is warranted at this location as a result of this project. However, if the community feels that a crosswalk is needed to address regional circulation issues, then Public Works can investigate this matter from a more global perspective, but that would be an action independent from this project. The case planner's presentation also stated that there was still an outstanding building code violation on the subject property regarding a corral, which had been constructed without the proper permits from the Division of Building and Safety of Public Works. The case planner noted that the drawdown account for this case has a negative balance, and that staff had sent a replenishment letter to the applicant.
24. During the January 5, 2010 public hearing, the Hearing Officer, Mr. Paul McCarthy, asked the applicant whether the corral had been demolished. The applicant stated that it had not.
25. During the January 5, 2010 public hearing, the Hearing Officer continued the project to February 16, 2010, to allow the property owner time to abate the building code violation by demolishing the corral. The applicant agreed to the continuance.

FEBRUARY 16, 2010 PUBLIC HEARING

26. Prior to the February 16, 2010 public hearing, staff review of the environmental documentation revealed that Hearing Officer Mr. Paul McCarthy had signed an updated environmental document for this case. There he was not able to take final action on this case. The case was re-assigned to Hearing Officer Ms. Gina Natoli, as she was the Hearing Officer originally scheduled to hear the case at the November 17, 2009 public hearing. All previous hearing materials for this case were provided to Ms. Natoli prior to the February 16, 2010 public hearing.
27. During the February 16, 2010 public hearing, the case planner made a presentation in which he summarized the case. He noted that there was still an outstanding building code violation on the subject property regarding a corral, which had been constructed without the proper permits from the Division of Building and Safety of Public Works ("Building and Safety"), and that both staff and the applicant had been in contact with the La Puente office of Building and Safety regarding this corral. The case planner stated that the fee amount for

bond release inspections stated in tentative map approval condition number 10 should be revised to \$150 instead of the \$200 stated in the condition. The Hearing Officer directed that certain wording in the Initial Study be revised to indicate the correct location of the subject property.

28. During the February 16, 2010 public hearing, the Hearing Officer continued the project to April 20, 2010, to allow the property owner time to relocate the horses and abate the building code violation by demolishing the corral. The applicant agreed to the continuance.

APRIL 20, 2010 PUBLIC HEARING

29. SUMMARIZE EVENTS AT THE APRIL 20, 2010 PUBLIC HEARING
30. 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.
31. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, north, south and west.
32. 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 water and fire protection needs.
33. 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.
34. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and an 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.
35. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
36. 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.

37. 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.
38. 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.
39. 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.
40. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code.
41. 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 potentially significant effects to geotechnical, noise, water quality, visual qualities, traffic/access, and environmental safety, and found them to be reduced to less than significant levels with mitigation measures. The applicant was required to make revisions in the project that would mitigate the effects to a level where clearly no significant effects would occur. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").
42. After consideration of the attached Mitigated 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 as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and approves the Mitigated Negative Declaration.

43. An MMP consistent with the conclusions and recommendations of the Mitigated Negative Declaration has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
44. 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.
45. 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, Vesting Tentative Tract Map No. 54236 is approved subject to the MMP and attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. The subdivider or successor in interest shall conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area) Zone, the Avocado Heights Community Standards District ("CSD"), the Avocado Heights Equestrian District, and the Mitigation Monitoring Program ("MMP").
2. All future development on the proposed lots must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low Impact Development Ordinances, as applicable, at the building permit stage.
3. The subdivider or successor in interest shall demolish all existing structures prior to final map approval and provide proof of demolition, including copies of finalised demolition permits and photographs to the Los Angeles County Department of Regional Planning ("Regional Planning").
4. 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 the Regional Planning, and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
5. Within three (3) days after approval, the subdivider or successor in interest shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the 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.
6. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or his successor in interest shall submit mitigation monitoring reports per the MMP to the Director of Regional Planning for approval and replenish the mitigation monitoring account, if necessary, until all such mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures. Monitoring of each phase will be handled in accordance with the MMP related to grading and/or building activity.

7. After completion of the appeal period, the subdivider or successor in interest shall record a covenant and agreement, attaching the mitigation measures, and submit a draft copy to Regional Planning for approval prior to recordation of the covenant, agreeing to the mitigation measures imposed by the MMP for this project.
8. Within 30 days of the approval of this grant, the subdivider or successor in interest shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
9. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the East San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$788.00 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.
10. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider or successor in interest shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The subdivider or successor in interest 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 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider or successor in interest of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.
12. In the event that any claim, action, or proceeding as described in the condition

above is filed against the County, the subdivider or successor in interest 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 MMP and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County 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, Underground 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. 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.
6. 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.
7. Quitclaim or relocate easements running through proposed structures.

8. Prior to final map approval, remove existing buildings as shown to be removed on the tentative map. Demolition permits are required from the Building and Safety office.
9. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



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

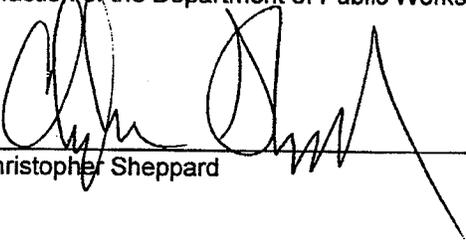
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 054236

TENTATIVE MAP DATE: 1/21/09

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

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 06/19/08 to the satisfaction of the Department of Public Works.
2. An approximately three foot wide drainage swale will be required along the southwest property line of Lot 5. The swale will be built to the satisfaction of the Department of Public Works and will be maintained by the property owner. A Covenant for the maintenance will be recorded to the satisfaction of the Department of Public Works.

CS Name  Date 1/04/10 Phone (626) 458-4921
Christopher Sheppard

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

David MDE

Name David Esfandi Date 3/31/2009 Phone (626) 458-4921

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 54236
SUBDIVIDER Eidelman Family Limited Partnership
ENGINEER P.A. ARCA Engineering, Inc.
GEOLOGIST & SOILS ENGINEER Earth Systems Southwest

TENTATIVE MAP DATED 1/21/09 (Revision)
LOCATION La Puente
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 11/4/08; 5/4/07, 10/15/02 (under same cover)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 2-3-09 is attached.

Prepared by  Reviewed by _____ Date 2/3/09
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 2.0
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 54236
Location La Puente
Developer/Owner Eldelman Family Trust
Engineer/Architect Khatri International
Soils Engineer Earth Systems Southwest (08859-02)
Geologist Earth Systems Southwest

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

Review of:

Tentative Tract Map Dated By Regional Planning 1/21/09 (rev.)
Soils Engineering and Geology Report Dated 5/4/07 (update), 10/22/02
Soils Engineering and Geology Addendum Dated 11/4/08
Previous Review Sheet Dated 12/9/08

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 DISTRICT ENGINEER:

- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.
- B. PER THE SOILS ENGINEER, PROPOSED STRUCTURES SHALL BE FOUNDED ON FOUNDATIONS OR STRUCTURAL MATS THAT ARE DESIGNED TO ACCOMMODATE THE ESTIMATED DIFFERENTIAL SETTLEMENT OF 0.5 INCH IN A 20-FOOT SPAN (SEE PAGE 9 OF THE 10/15/02 SOILS REPORT FOR ADDITIONAL DETAILS).



Prepared by _____ Date 2/3/09

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

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

P:\gmpub\Soils Review\Jeremy\TR 54236, La Puente, TTM-A_8.doc

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

1. A minimum centerline curve length and a minimum centerline curve radius of 100 feet shall be maintained on Lorraine Drive.
2. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
3. Provide property line return radii of 13 feet at the intersection of Lorraine Drive and Don Julian Road to the satisfaction of Public Works.
4. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on Lorraine Drive.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Don Julian Road.
6. Repair any broken or damaged curb, gutter, and pavement along the property frontage on Don Julian Road.
7. Construct curb, gutter, base, pavement, and sidewalk (adjacent to property line) on Lorraine Drive.
8. Construct sidewalk (adjacent to property line) along the property frontage on Don Julian Road.
9. Construct full-width sidewalk and curb ramp at all returns.
10. Construct parkway improvements (sidewalk, driveway, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Don Julian Road and Lorraine Drive to the satisfaction of Public Works.
11. Plant street trees along the property frontage on Lorraine Drive and Don Julian Road. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
12. Provide and install street name signs prior to occupancy of buildings.
13. Install postal delivery receptacles in groups to serve two or more residential lots.

14. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
15. The cross section for Don Julian Road shown on the tentative map is incorrect. The Subdivider shall conform with all applicable standards from Public Works.
16. Relocate any utility poles as needed at the intersection of Lorraine Drive and Don Julian Road to the satisfaction of Public Works.
17. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Lorraine Drive and Don Julian Road 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.
18. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.
19. A deposit is required to review documents and plans for final map clearance.


Name Joseph Nguyen
tr54236r-rev4.doc

Phone (626) 458-4921

Date 02-18-2009

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

1. The subdivider shall install 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 (PC12073AS, dated 08-07-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the 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. House lateral shall be located 5' from manhole, not directly connected to manhole.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

HW

Prepared by Tony khalkhali
tr54236s-rev4.doc

Phone (626) 458-4921

Date 02-12-2009

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.

HW
Prepared by Massoud Esfahani
tr54236w-rev4.doc

Phone (626) 458-4921

Date 02-11-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 54236 Map Date April 23, 2008

C.U.P. _____ Vicinity Baldwin

- 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 300 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: The access as indicated on the tentative map is adequate.

By Inspector: Juan C. Padilla Date June 9, 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 54236 Tentative Map Date April 23, 2008

Revised Report YES

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), installation of public and private hydrants, and testing requirements.

Comments: The new public fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

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

By Inspector Juan C. Padilla Date June 9, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	54236	DRP Map Date: 01/21/2009	SCM Date: / /	Report Date: 02/23/2009
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:	\$25,228

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$25,228 in-lieu fees.

Trails:

See also attached Trail Report. AVOCADO HEIGHTS CONNECTOR TRAIL; For Trail Requirements, contact Myrna Rodriguez, Trails Coordinator at (213) 351-5135.

Comments:

***The In-Lieu Fee has been updated to \$25,228 from \$25,483 to reflect the fee schedule at the time Map 54236 was advertised for public hearing in September 2009.

Advisory:

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

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

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

By: James Barber
James Barber, Land Acquisition & Development Section

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



PARK OBLIGATION WORKSHEET

Tentative Map #	54236	DRP Map Date:01/21/2009	SMC Date: / /	Report Date: 02/23/2009
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) Ratio x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.11	\$229,349	\$25,228

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	\$229,349	\$25,228



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

February 25, 2009

NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS
AMENDED TRAIL REPORT

Map #: TTM-54236

Date on Map: January 21, 2008

The following is an amendment to the previously submitted trail report. The Department of Parks and Recreation (DPR) requests a 12' foot easement for the Avocado Heights Equestrian District trail alignment(s) that traverse the subject property. The proposed easement is shown in a section on the most recent map. The purpose of the easement is to provide continued trail connectivity throughout the equestrian district. The depicted trail should be provided to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract Map.

X Map is cleared of its pending HOLD

The exact following language must be shown for trail dedications on the final map.

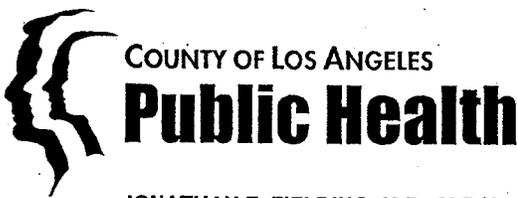
Title Page: We hereby dedicate to the County of Los Angeles a 12' foot wide easement, designated as the Avocado Heights Trail for Equestrian, Hiking, and Bicycling purposes.

X TRAIL DEDICATIONS MUST BE SHOWN ON MAP.

X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Myrna Rodriguez at (213) 351-5135.

Myrna Rodriguez, Trails Coordinator



COUNTY OF LOS ANGELES

Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

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



BOARD OF SUPERVISORS

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- Mark Ridley-Thomas
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Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

February 18, 2009

RFS No. 09-0002465

Tract Map No. 54236

Vicinity: La Puente

Tentative Tract Map Date: January 21, 2009 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 54236** is cleared for public hearing. The following conditions still apply and are in force:

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

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

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

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: 03-093 / TR54236

1. **DESCRIPTION:**

An application for a Tentative Tract Map to subdivide the subject property into eight (8) two-story, single-family residential lots. Proposed lot size will range from 20,261 – 23,839 square feet. A 58 foot wide right of way street will also be constructed. Approximately 4,400 c.y. of cut; 6,474 c.y. of fill; 3,800 c.y. of over-excavation; and 2,074 c.y. of imported material is proposed.

2. **LOCATION:**

14100 Don Julian Road, La Puente

3. **PROPONENT:**

*Perfecto Arco
500 East Carson Plaza Drive
Suite 201
Carson, CA 90746*

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

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

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

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

PREPARED BY: *Christina D. Tran* 

DATE: *November 9, 2009*

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION
November 9, 2009**

Project: 03-093 / TR54236

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

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Prior to the issuance of a permit to connect to the sewerage system, applicant shall make payment of appropriate connection fee to the Los Angeles County Sanitation Districts.
2. Prior to construction, applicant shall make payment of an in-lieu fee of \$25,483 for parkland obligation to the Los Angeles County Department of Parks and Recreation.
3. Prior to the recordation of the final map, applicant shall provide a 12 foot easement for Riding and Hiking purposes for the Avocado Height Connector Trail to the satisfaction of the Department of Parks and Receptions' Standards.
4. Should any operation with the subject project include the construction, installation, modification or removal of underground storage tanks, applicant shall obtain approvals and operating permits from the Environmental Programs Division of the DPW.
5. Prior to the issuance of a grading permit, applicant shall submit a detailed liquefaction analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works for their review and approval.
6. Prior to construction, applicant shall incorporate all appropriate Best Management Practices to enhance quality of urban runoff and stormwater.

Mitigation Monitoring Program

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>Geotechnical</p> <p>Prior to the issuance of a grading permit, applicant shall submit a detailed liquefaction analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works for their review and approval.</p>	<p>Project Applicant</p>	<p>Submittal and approval of liquefaction analyses</p>	<p>DPW</p>	<p>Prior to issuance of a grading permit</p>
<p>Water Quality</p> <p>The proposed project shall minimize all impermeable surfaces and incorporate permeable paving wherever feasible to maximize infiltration of local rainfall on the project site, eliminate incremental increase in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.</p>	<p>Project Applicant</p>	<p>Incorporate permeable paving wherever feasible</p>	<p>DPW</p>	<p>Prior to issuance of building permit</p>

<p>Prior to construction, applicant shall incorporate all appropriate Best Management Practices (BMP) to enhance quality of urban runoff and stormwater.</p>	<p>Project Applicant</p>	<p>Incorporate all BMP</p>	<p>DPW</p>	<p>Prior to issuance of grading permit</p>
<p>Noise Applicant shall comply with the County of Los Angeles Noise Ordinance sections with regard to construction, and residential air conditioning equipment Title 12, section 12.08.440 and 12.08.530. In addition, applicant shall take effective measures to minimize the generation of dust during construction.</p>	<p>Project Applicant</p>	<p>Code compliance and minimize generation of dust</p>	<p>DHS</p>	<p>During construction</p>
<p>Visual Prior to construction, applicant shall make payment of an in-lieu fee of \$25,483 for parkland obligation to the Los Angeles County Department of Parks and Recreation.</p>	<p>Project Applicant</p>	<p>Payment of \$25,483</p>	<p>PR</p>	<p>Prior to construction</p>
<p>Prior to the recordation of the final map, applicant shall provide a 12 foot easement for Riding and Hiking purposes for the Avocado Height Connector Trail to the satisfaction of the Department of Parks and Recreations' Standards.</p>	<p>Project Applicant</p>	<p>Provide 12 foot trail easement</p>	<p>DPR</p>	<p>Prior to recordation of final map</p>

<p>Traffic</p> <p>Prior to the issuance of a building permit, applicant shall realign the centerline of "N" Street with the Avocado Heights County Park's driveway. Applicant shall submit a revised site plan reflecting this requirement to the DPW for their review and approval prior to the realignment of "N" Street.</p>	Project Applicant	Realign centerline of "N" Street	DPW	Prior to issuance of building permit
<p>Sewage Disposal</p> <p>Prior to the issuance of a permit to connect to the sewerage system, applicant shall make payment of appropriate connection fee to the Los Angeles County Sanitation Districts.</p>	Project Applicant	Payment of connection fee	SD	Prior to issuance of permit to connect to sewerage system
<p>Environmental Safety</p> <p>Should any operation with the subject project include the construction, installation, modification or removal of underground storage tanks, applicant shall obtain approvals and operating permits from the Environmental Programs Division of the DPW.</p>	Project Applicant	Obtain approvals or operating permits if required	DPW	Prior to issuance of grading permit
<p>If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of the Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control.</p>	Project Applicant	Remediation of any soil contamination if discovered	RWQCB DPW DTSC	During construction

<p>During demolition of all existing residences at the project site, applicant shall comply with all federal, state, and local laws pertaining to the removal of asbestos.</p>	<p>Project Applicant</p>	<p>Compliance with federal, state, and local laws</p>	<p>DRP</p>	<p>During demolition</p>
<p>Mitigation Compliance</p> <p>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed</p>	<p>Project Applicant and Subsequent Owner(s)</p>	<p>Submittal of annual mitigation compliance report; replenishing mitigation monitoring account</p>	<p>DRP</p>	<p>Annually until such time as all mitigation measures have been implemented and completed</p>

- Key:
- BMP = Best Management Practices
 - DPW = Los Angeles County Department of Public Works
 - DRP = Los Angeles County Department of Regional Planning
 - CRWQCB = California Regional Water Quality Control Board
 - NPDES = National Pollution Discharge Elimination System
 - PR = Los Angeles County Department of Park & Recreation
 - SD = Los Angeles County Sanitation Districts

PROJECT NUMBER: 03-093
CASES: TR 54236



*** INITIAL STUDY ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: February 7, 2007 Staff Member: Christina Tran
Thomas Guide: 637 J-5; 637 J-6 USGS Quad: Baldwin Park
Location: 14100 Don Julian Road, La Puente, California 91746
(Between 4th Avenue and 5th Avenue)

Description of Project: An application for a Tentative Tract Map to subdivide the subject property into eight (8) two-story, single-family residential lots. Proposed lot size will range from 20,261 – 23,839 square feet. A 58 foot wide right of way street will also be constructed. Approximately 4,400 c.y. of cut; 6,474 c.y. of fill; 3,800 c.y. of over-excavation, and 2,074 c.y. of imported material is proposed.

Gross Acres: 4.6 Acres

Environmental Setting: The proposed project site is within the unincorporated community of La Puente. The project site is currently developed with seven single family residences which will all be removed to make way for the proposed development. There is ornamental landscaping and non-native weeds on-site. The project site also contains generally flat topography, and slight slopes within the South Western portion of the lot. Surrounding land uses within 500 feet of the site consist of single-family residential lots to the North, South, East and West; a vacant government lot, vacant residential lot, multi-family residential lots and Avocado Heights Park to the North; a church to the South East; vacant residential lots to the South West; a church and multi-family residential lot to the East; and a church, multi-family residential lot and vacant residential lots to the West. Don Julian Road is immediately adjacent to the Northern boundary of the site. The project site is less than 1 mile South East of Avocado Creek drainage course, and 1/4 mile North of San Jose Creek diversion channel.

Zoning: A-1-20,000

General Plan: Low-density Residential 1 (1 to 6 DU/AC)

Community/Area wide Plan: Avocado Heights Community Standards District

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

CUP 92-215

Buddhist Temple (Approved 1/17/95)

01-242/TR 53645

(TN) 5 SF Lots (w/existing church on Lot 1) on 2.67 AC (Approved 8/21/02)

CUP 02-004/TR 53209

Development Program Zone/18 SF Lots on 1.81 AC (Pending)

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- DTSC

Regional Significance

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

Trustee Agencies

- None

County Reviewing Agencies

- Subdivision Committee
- DPW: Traffic & Lighting; Watershed Management; Watershed Management (NPDES Section); Geotechnical and Materials Engineering Division; Environmental Programs
- Parks and Recreation
- Sanitation Districts
- Fire Department: Hazardous Materials
- Health Services: Environmental Health (soil contamination)

State Fish and Game

State Parks

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

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Revitalization
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

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.

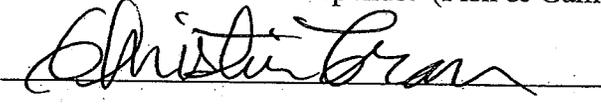
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

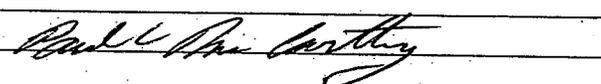
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification 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 EIR is required to analyze only the factors not previously addressed.

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).

Reviewed by:  Date: 4-24-07

Approved by:  Date: 4-24-07

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>The project site is 1 mile North of Walnut Creek Fault, and 1 ½ miles North of Whittier Heights Fault. (L.A. County General Plan Safety Element–Fault Rupture Hazards & Historic Seismicity Map)</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project site is ½ mile North of Earthquake-Induced Landslides. (State of California, Seismic Hazard Zones Map, Baldwin Park Quadrangle)</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>(L.A. County General Plan Safety Element – Landslide Inventory Map)</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project site is within an area of low liquefaction susceptibility. (L.A. County General Plan Safety Element – Liquefaction Susceptibility Map) The project site is within a liquefiable area. (State of California, Seismic Hazard Zones Map, Baldwin Park Quadrangle)</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>4,400 c.y. of cut; 6,474 c.y. of fill; 3,800 c.y. over-excavation; and 2,074 c.y. of imported material proposed</i>
g.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>The project site is approximately ½ mile North of an approximate hillside boundary. (L.A. County General Plan Safety Element – Landslide Inventory Map)</i>

STANDARD CODE REQUIREMENTS

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

Prior to construction, applicant shall submit a detailed liquefaction analyses to the DPW for their review and approval.

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>The project site is less than 1 mile South East of Avocado Creek drainage course, and 1/4 mile North of San Jose Creek diversion channel. (USGS Baldwin Park, California Quad Sheet)</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>The project site is approximately 1/4 mile North of Puddingstone Dam or Debris Basin Flood Boundary. (L.A. County General Plan Safety Element – Flood and Inundation Hazards Map)</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <i>(L.A. County General Plan Safety Element – Flood and Inundation Hazards Map)</i>
d.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" 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

Lot Size Project Design

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>(L.A. County General Plan Safety Element – Wildland and Urban Fire Hazards Map)</i> |
| b. | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<i>(L.A. County General Plan Safety Element – Wildland and Urban Fire Hazards Map)</i> |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |
- The project site is less than 1/4 mile North of an industrialized area. (L.A. County General Plan Safety Element – Wildland and Urban Fire Hazards Map)*

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project site is less than 1/4 mile North of an industrialized area. (L.A. County General Plan Safety Element – Wildland and Urban Fire Hazards Map)</i> <i>The project site is less than 1/2 mile North of a railroad and the 60 Pomona Freeway. (Thomas Guide)</i>
b.	<input checked="" type="checkbox"/>	<input checked="" 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?
c.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Noise Control Title 12, Chapter 8 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

DHS concluded that project will not have significant impacts in their letter of 9/17/04. Applicant shall comply with all conditions of said letter

CONCLUSION

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

Potential is significant

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>ISQ indicates that domestic water services exist at the site. City of Industry Water Works system.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>ISQ indicates that public sewer services exist at the site.</i>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>N/A</i>
c.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

- Lot Size
 Project Design
 Compatible Use

OTHER CONSIDERATIONS

Incorporate BMP

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 checked="" 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 checked="" 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 checked="" 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 per Screening Tables of the CEQA Air Quality Handbook?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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

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 checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
<i>The project site is less than 1 mile South East of Avocado Creek drainage course, and 1/4 mile North of San Jose Creek diversion channel. (USGS Baldwin Park, California Quad Sheet)</i> |
| d. | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>The project site is less than 1 mile South East of Avocado Creek drainage course, and 1/4 mile North of San Jose Creek diversion channel. (USGS Baldwin Park, California Quad Sheet)</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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?

Potential significant

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>The project site is 1/4 mile North of San Jose Creek Trail. (County of Los Angeles Trail System Map)</i>
c.	<input checked="" 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 checked="" 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? <i>Surrounding land uses consist of single-family residential lots. (Radius Land Use Map)</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" 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

Applicant shall pay in lie fee of \$28,440 for park obligation and provide 12' easement for Avocado Height Connector Trail

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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report

Consultation with Traffic & Lighting Division

DPW concluded in their letter of June 9, 2004 that the centerline of "N" Street shall be realigned with Avocado Heights County Park driveway. Applicant shall comply with all requirements of Subdivision Committee

CONCLUSION

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

Potentially significant

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" 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?
<u>Los Angeles Sanitation Districts 15, 21</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<u>Los Angeles Sanitation Districts 15, 21</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors?

_____ |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Payment of appropriate connection fee required

CONCLUSION

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

Potentially significant

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <i>ISQ indicates that the Hacienda La Puente Unified School District will serve the property.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication
 Government Code Section 65995
 Library Facilities Mitigation Fee

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Nearest fire station is approximately 3.04 miles located at 15336 Elliott Ave.; Nearest sheriff station is approximately 3.06 miles located at 150 N. Hudson</i>
b.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____ _____ _____

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

Potentially Significant

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| e. | <input checked="" 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/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input checked="" 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 checked="" 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

Lot Size Project Design

OTHER CONSIDERATIONS

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site? <i>Site was used as a nursery</i>
e.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

A phase I Environmental Assessment dated March 5, 2004 and Exploratory Subsurface Sampling dated May 17, 2004 in file. Stop work condition

CONCLUSION

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

Potentially Significant

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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 checked="" 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>		Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Would the project physically divide an established community?
e.	<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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

Avocado Heights Park is within 500 feet North of the site. (Land Use Map)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Prior to construction, applicant shall pay in-lieu fee in the amount of \$25,483 to Los Angeles County Dept. of Parks & Recreation. Prior to recordation of final map, applicant shall provide a 12 foot easement for the Avocado height connector trail to the satisfaction of the Dept. of Parks & Recreation.

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 checked="" 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?
<hr/>				
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
<hr/>				
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Visual</i> Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
<hr/>				
<i>Geotechnical, water quality, traffic, noise, environmental safety</i>				

CONCLUSION

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

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