



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

PROJECT NO. 03-093-(1)
VESTING TENTATIVE TRACT MAP NO. 54236

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 9	
PUBLIC HEARING DATE November 17, 2009	

APPLICANT Eidelman Family Limited Partnership, LP		OWNER Eidelman Family Limited Partnership		REPRESENTATIVE Perfecto Arca—Arca Engineering	
REQUEST Vesting Tentative Tract Map: To create eight (8) single-family lots on 4.64 gross acres					
LOCATION/ADDRESS 14100 Don Julian Road, La Puente			ZONED DISTRICT Puente		
ACCESS Don Julian Road			COMMUNITY Avocado Heights		
			EXISTING ZONING A-1-20,000 (Light Agricultural—20,000 Square Feet Minimum Required Lot Area)		
SIZE 4.64 gross acres/3.87 net acres		EXISTING LAND USE Residential		TOPOGRAPHY Generally flat	
		SHAPE Rectangular			

SURROUNDING LAND USES & ZONING

North: Single-family Residential, County Park/A-1-20,000, O-S (Open Space)		East: Single-family Residential, Two-family Residential/A-1-20,000	
South: Single-family Residential/A-1-20,000		West: Single-family Residential, Church, Vacant/A-1-20,000	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density-1 to 6 du/ac)	27 DU	Yes

ENVIRONMENTAL STATUS
 Mitigated Negative Declaration. Effects mitigated to a less than significant level include geotechnical, noise, water quality, visual qualities, traffic/access, and environmental safety.

DESCRIPTION OF SITE PLAN
 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.

- KEY ISSUES**
- The subject property is included within the Avocado Heights Community Standards District, within Area 1 (the Equestrian Area).
 - Los Angeles County Department of Parks & Recreation requires a 12-foot wide trail easement for the Avocado Heights Equestrian District Trail alignments that traverse the subject property.
 - This tentative map is exempt from the Los Angeles County Low-Impact Development ("LID") ordinance. Future development will have to comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and LID ordinances as applicable at the building permit stage.

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

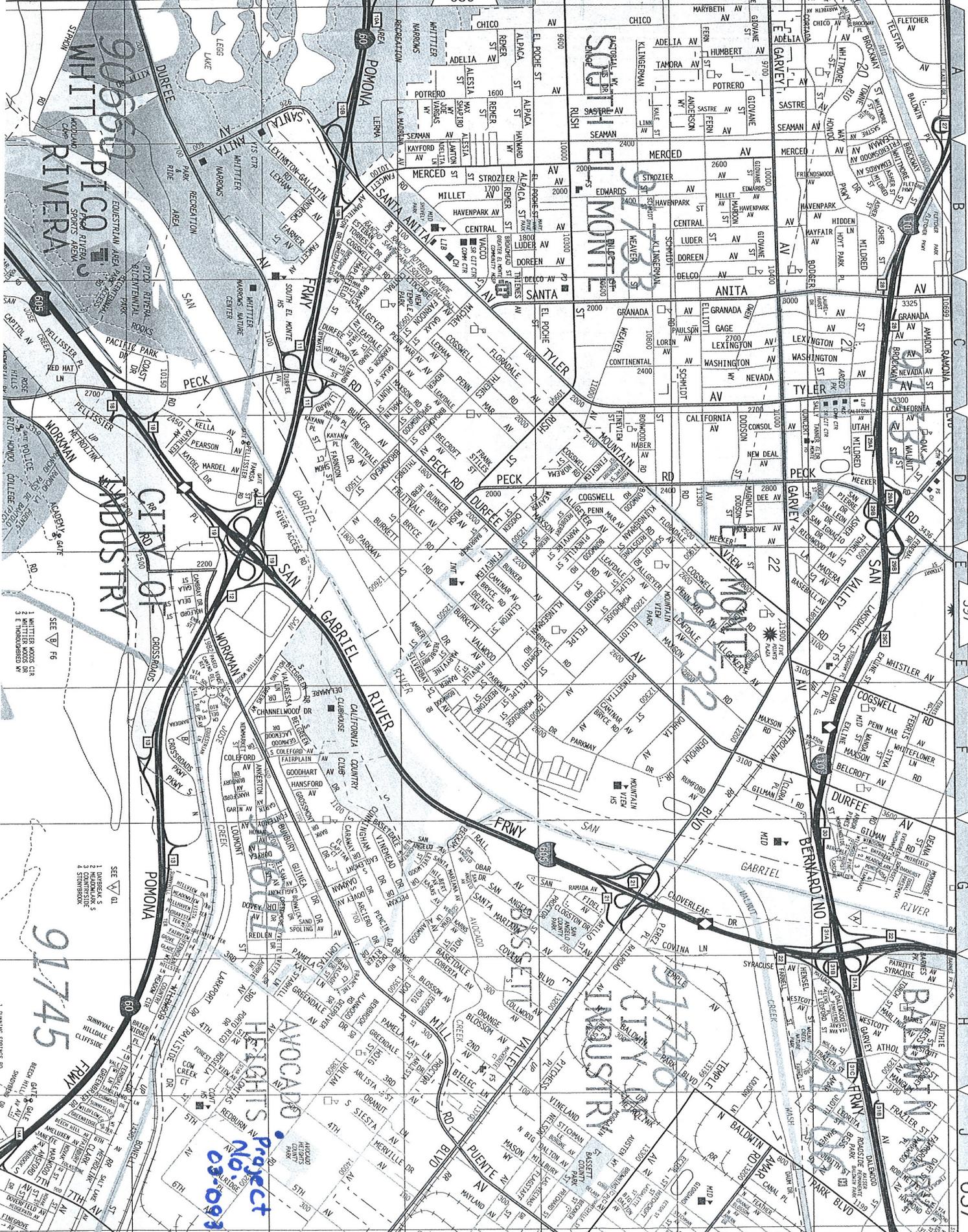
Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress



917745

Project No. 03-093



ABOVE: Facing south across the subject property from Don Julian Road.

BELOW: Facing slightly southwest across the subject property from Don Julian Road.





ABOVE: Facing west along Don Julian Road from in front of subject property.
BELOW: Facing east along Don Julian Road in front of subject property.





ABOVE: Avocado Heights Park, across Don Julian Road from the subject property.
BELOW: Facing west along Don Julian Road in front of subject property. Approximate Route of proposed Avocado Heights trail dedication.



PROJECT NO. 03-093-(1)
VESTING TENTATIVE TRACT MAP NO. 54236
STAFF ANALYSIS
FOR NOVEMBER 17, 2009 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Eidelman Family Limited Partnership, L.P., proposes to create eight single family lots on approximately 4.64 gross acres (3.87 net 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, within the Avocado Heights Community Standards District ("CSD") in the Puente Zoned District.

Major project features include:

- The subject property is included within the Avocado Heights Community Standards District ("CSD") within Area 1 (the Equestrian Area).
- Los Angeles County Department of Parks & Recreation requires a 12-foot wide trail easement for the Avocado Heights Equestrian District Trail alignments that traverse the subject property.
- This vesting tentative map is exempt from the Los Angeles County Low-Impact Development ("LID") ordinance. Future development will have to comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and LID ordinances as applicable at the building permit stage.

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Effects mitigated to less than significant levels include geotechnical, noise, water quality, visual qualities, traffic/access, and environmental safety.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 14100 Don Julian Road within the Avocado Heights CSD and in the unincorporated community of Avocado Heights in the Puente Zoned District,.

Physical Features: The subject property is approximately 4.64 gross acres (3.87 net acres) in size and comprised of two lots. It is currently improved with seven residences, all of which will be removed. The property is generally rectangular in shape with level terrain.

Access: Access to the lots will be from Lorraine Drive, a new 58-foot wide dedicated cul-de-sac street from Don Julian Road, a 60-foot wide dedicated public street.

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

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of TR 54236 to create eight single-family lots on approximately 4.64 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-20,000 (Light Agricultural - 20,000 Square Feet Minimum Required Lot Area).

Surrounding Properties: 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.

EXISTING LAND USES

Subject Property: The subject property is improved with seven single-family residences, all of which will be removed.

Surrounding Properties: 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.

PREVIOUS CASE/ZONING HISTORY

The A-1-20,000 zoning designation was applied to the subject property by Ordinance No. 2003-0075Z, adopted October 28, 2003.

The subject property is included in the Avocado Heights CSD, within Area 1 (the Equestrian Area), which was adopted by Ordinance No. 2003-00752 on October 28, 2003. Area 1, the Equestrian Area, is coextensive with the Avocado Heights Equestrian District, which was approved by Ordinance 910054Z on April 9, 1991.

There are no previous cases on the two APNs that comprise the subject project.

PROJECT DESCRIPTION

The vesting tentative tract map, dated January 21, 2009, depicts a residential development of eight single-family lots on approximately 4.64 gross acres (3.87 net acres). The project site is improved with seven residences, all of which will be removed. Each single-family lot is proposed to be a minimum of 20,093 square feet in net area.

Access to the lots will be from Lorraine Drive, a 58-foot wide dedicated cul-de-sac street, from Don Julian Road, a 60-foot wide dedicated public street.

The project proposes 4,400 cubic yards of cut grading and 6,474 cubic yards of fill grading (including 2,074 yards of imported grading material), for a total of 10,874 cubic yards of grading.

A wall will surround the subject property. A 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.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and is depicted within the Low Density Residential category (Category 1 - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant's proposal to create eight parcels, approximately 1.7 dwelling units per acre, is consistent with the density allowed under the land use category.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (Policy No. 17, page G-14)
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas. (Policy No. 21, page G-14)

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities). (Policy No. 42, page G-16)
- Promote the provision of an adequate supply of housing by location, type and price. (Policy No. 47, page G-16)

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

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities. (Section IV, page LU-8)
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods. (Section IV, page LU-8)
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks. (Section IV, page LU-8)

AVOCADO HEIGHTS CSD

Pursuant to Section 22.44.136 of the Los Angeles County Code, the applicant must meet all applicable development standards of the CSD. Future residences will be subject to plot plan review and must meet the community-wide development standards of the CSD regarding front yard landscaping, front yard fences, lot coverage, and minimum front and rear yard depth, as well as the Area 1—Equestrian Area development standards of the CSD regarding distances between structures, setbacks, dust control, and manure disposal and storage.

ENVIRONMENTAL DOCUMENTATION

This project has received a Mitigated Negative Declaration pursuant to CEQA and the Los Angeles County Environmental Guidelines. A Mitigated Negative Declaration means that the project will not have a significant effect on the environment with project revisions or mitigation measures agreed to by the applicant. Impacts mitigated to less than significant levels include:

- geotechnical,
- noise,
- water quality,
- visual qualities,
- traffic/access, and
- environmental safety.

Mitigation measures include:

- Submittal of detailed liquefaction analyses prior to construction,
- Acquisition of National Pollution Discharge Elimination System (“NDPES”) permit,
- Incorporation of best management practices to enhance quality of urban runoff and stormwater, and
- Submission of Mitigation Monitoring Program (“MMP”) reports.

The Mitigated Negative Declaration , with full mitigation measures, is attached.

COUNTY DEPARTMENTS, AGENCY COMMENTS, AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract map dated January 21, 2009 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 13, 2009 approximately 210 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the San Gabriel Valley Tribune on October 14, 2009, and La Opinion on October 14, 2009. Project materials, including the vesting tentative tract map, land use map and recommended conditions were mailed to the Sunkist

Community Library, 840 North Puente Avenue, La Puente, CA 91746 on October 14, 2009. Staff received verification that public hearing notices were posted on the subject property fronting Don Julian Road on October 13, 2009. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Two items of correspondence have been received by the Workman Mill Association ("Association"). The Association's main concern in their letter dated November 3, 2003, which states 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 CSD was adopted. This CSD has since been adopted. A copy of each of these letters is attached. Staff also 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.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The eight dwelling units proposed is less than the maximum of 27 dwelling units permitted on the subject property. The proposed project is also consistent with the existing lot sizes and character of the surrounding area.

At this time, this vesting tentative map application is exempt from the Los Angeles County Low Impact Development Ordinance. All future development will be required to comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and LID Ordinances as applicable at the building permit stage.

The project will be required to comply with the requirements of the CSD and Equestrian District at the building permit stage.

STAFF RECOMMENDATION

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

Staff recommends that the Hearing Officer close the public hearing, adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and approve Vesting Tentative Tract Map No. 54236 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft Findings
- Draft Conditions
- Tentative Tract Map No. 54236, dated January 21, 2009
- Land Use Map
- GIS-NET Map

PROJECT NO. 03-093-(1)
STAFF REPORT

Page 6 of 6

Thomas Guide Page
Environmental Documentation
Correspondence

SMT:DCK:dck
11/9/09

**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, Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 54236 on November 17, 2009.
2. Vesting Tentative Tract Map No. 54236 is a proposal to create eight (8) 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 currently 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. Lots range in size from 20,093 square feet to 22,735 square feet, in compliance with the area requirement of the A-1-20,000 zoning classification.
9. The vesting tentative tract map approval is exempt from the Los Angeles County Low Impact Development ("LID") Ordinance.
10. Future development on the proposed lots must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, LID Ordinances, as applicable, at the building permit stage.

11. The property is depicted within the Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of 27 dwelling units on the site. The applicant has proposed eight dwelling units, yielding a density of 1.7 dwelling units per acre, and is consistent with this land use category.
12. 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 wall will surround the subject property. A 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.
13. Two items of correspondence have been received by the Workman Mill Association ("Association"). The Association's main concern in their letter dated November 3, 2003, which states 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 CSD was adopted. This CSD has since been adopted. A copy of each of these letters is attached. 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.
14. **SUMMARIZE EVENTS AT THE HEARING**
15. 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.
16. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, north, south and west.
17. The site is physically suitable for the type of development and the density being proposed, since the property is relatively level; has access to a County-

maintained street; will be served by a public sewers; will be provided with a water supply and distribution facilities to meet anticipated domestic water and fire protection needs.

18. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
19. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
20. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
21. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
23. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Resources Code.
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. 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.

26. 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").
27. 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 adopts the Mitigated Negative Declaration.
28. 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.
29. 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.
30. 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 attached

**PROJECT NO. 03-093-(1)
VESTING TENTATIVE TRACT MAP NO. 54236
DRAFT FINDINGS**

PAGE 5

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

DRAFT CONDITIONS:

1. The subdivider shall conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-1-20,000 (Light Agricultural - 20,000 Square Foot 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 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 Los Angeles County Department of Regional Planning ("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 \$2,068.00) 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 phased grading and/or building activity.
7. After completion of the appeal period, record a covenant and agreement,

attaching the mitigation measures, and submit a draft copy to Regional Planning for approval prior to recordation, 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 the 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 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall fully cooperate in the defense.
12. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's

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

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

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

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

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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.

HW



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

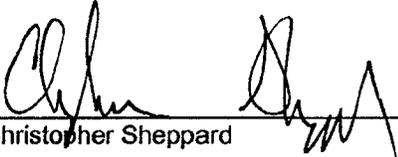
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 054236

TENTATIVE MAP DATE: 1/21/09

STORM DRAIN/HYDROLOGY 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.

Name  Date 2/11/09 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.

Atw *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

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.

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

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

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install 1 public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).
Install private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location:
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

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

By Inspector Juan C. Padilla Date June 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

Supv D 1st
August 18, 2009 15:33:06
QMB02F.FRX



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

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

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

Total Units = 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



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.

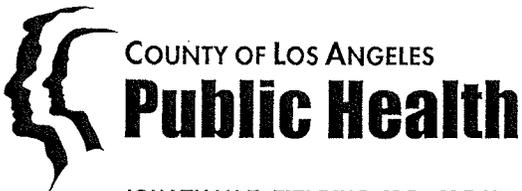
Title Page: We hereby dedicate to the County of Los Angeles a 12' foot wide easement, designated as the Avocado Heights Trail for Equestrian, Hiking, and Bicycling purposes.

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



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

Gloria Molina
First District
Mark Ridley-Thomas
Second District
Zev Yaroslavsky
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.

A handwritten signature in black ink that reads "Becky Valenti".

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*

CT

DATE: *November 9, 2009*

**03-093 / TR54236
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>	Project Applicant	Submittal and approval of liquefaction analyses	DPW	Prior to issuance of a grading permit
<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>	Project Applicant	Incorporate permeable paving wherever feasible	DPW	Prior to issuance of building permit

<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</p> <p>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</p> <p>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 Recreation's Standards.</p>	<p>Project Applicant</p>	<p>Provide 12 foot trail easement</p>	<p>DPW</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>	<p>Project Applicant</p>	<p>Realign centerline of "N" Street</p>	<p>DPW</p>	<p>Prior to issuance of building permit</p>
<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>	<p>Project Applicant</p>	<p>Payment of connection fee</p>	<p>SD</p>	<p>Prior to issuance of permit to connect to sewerage system</p>
<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>	<p>Project Applicant</p>	<p>Obtain approvals or operating permits if required</p>	<p>DPW</p>	<p>Prior to issuance of grading permit</p>
<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>	<p>Project Applicant</p>	<p>Remediation of any soil contamination if discovered</p>	<p>RWQCB DPW DTSC</p>	<p>During construction</p>

<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
- NPPDES = National Pollution Discharge Elimination System
- PR = Los Angeles County Department of Park & Recreation
- SD = Los Angeles County Sanitation Districts



***** 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 ¼ 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:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>CUP 92-215</i>	<i>Buddhist Temple (Approved 1/17/95)</i>
<i>01-242/TR 53645</i>	<i>(TN) 5 SF Lots (w/existing church on Lot 1) on 2.67 AC (Approved 8/21/02)</i>
<i>CUP 02-004/TR 53209</i>	<i>Development Program Zone/18 SF Lots on 1.81 AC (Pending)</i>

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

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- 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"/>	<input type="checkbox"/>	<i>Liquefaction</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Construction noise</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Incorporate BMPs</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Parkland obligation & trail easement</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Realign centerline of "N" Street</i>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Soil</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input 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?

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

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<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 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

- 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 - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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 ¼ 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 ½ mile North of a railroad and the 60 Pomona Freeway. (Thomas Guide)</i>
b.	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Construction noise</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Noise Control Title 12, Chapter 8 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**?

Potentially significant

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

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 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 ¼ mile North of San Jose Creek diversion channel. (USGS Baldwin Park, California Quad Sheet)</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

_____ |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>The project site is 1/4 mile North of San Jose Creek Trail. (County of Los Angeles Trail System Map)</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Surrounding land uses consist of single-family residential lots. (Radius Land Use Map)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Visual Report
 Compatible Use

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>Los Angeles Sanitation Districts 15, 21</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>Los Angeles Sanitation Districts 15, 21</i> |
| c. | <input 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. Yes No Maybe Could the project create capacity problems at the district level?
ISQ indicates that the Hacienda La Puente Unified School District will serve the property.

- b. Yes No Maybe Could the project create capacity problems at individual schools that will serve the project site?

- c. Yes No Maybe Could the project create student transportation problems?

- d. Yes No Maybe Could the project create substantial library impacts due to increased population and demand?

- e. Yes No Maybe Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

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

Potentially significant

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

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.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

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

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input type="checkbox"/> | <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input 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.
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? <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



WORKMAN MILL ASSOCIATION, INC.

POST OFFICE BOX 2146
LA PUENTE, CALIFORNIA 91746

May 19, 2003



Mr. Frank Meneses
Acting Administrator
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Meneses:

Proposed Tentative Tract Map No. 54236

We received the plans and map on the subject proposal. Many of us served on the Avocado Heights Planning Advisory Committee and one of our recommendations was that this property be classified in the A1-20,000 category. The Committees' recommendations are before the Board of Supervisors and we expect the A1-20,000 classifications will be approved. It is our hope that the Regional Planning Commission will deny this request until after the approval or disapproval of the Avocado Heights Plan.

Thanking you in advance for your consideration.

Sincerely,

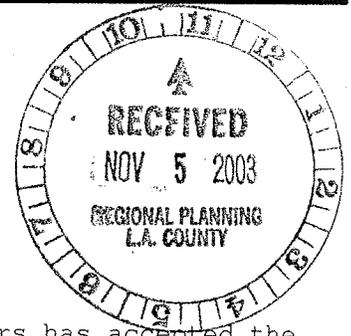
Priscilla Lohff
President

PL:lac

Priscilla Lohff

10-03-03

Los Angeles Department of Regional Planning
Frank Meneses Acting Administrator
Current Planning Branch
320 West Temple Street
Los Angeles, CA 90012



Re: Proposed Tentative Tract Map No. 54236
Property: 4.6 acres, 14100 Don Julian Road, Avocado Heights

Because County Planning and Zoning Boards and the Board of Supervisors has accepted the Avocado Heights Community Standards District zone changes, we sincerely hope you will reject the above referenced proposed tract map.

It is understood that State law permits the building of a second house on a property providing all zoning conditions are met. If the above Equestrian District property is divided into 20,000 sq ft lots, the buyer could decide whether to add a barn or another house.

Thank you for your consideration.

Sincerely,

Handwritten signature of Priscilla Lohff in cursive script.

Priscilla Lohff, Resident
Pres, WorkmanMill Assn.
508 S. 4th Avenue
Avocado Heights, CA 91746