Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 23, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. R2013-00317-(4)
ZONE CHANGE NO. 201300002
VESTING TENTATIVE TRACT MAP NO. 072216
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
ENVIRONMENTAL ASSESSMENT NO. 201300031
APPLICANT: BROOKFIELD RESIDENTIAL
SOUTHEAST WHITTIER ZONED DISTRICT
FOURTH SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

- Zone Change No. 201300002: To change the existing A-1-7,000 zoning to Residential Planned Development (RPD) 8.3U-DP – 8.3 Dwelling Units Per Net Acre – Development Program (DP).
- Vesting Tentative Tract Map No. 072216: A subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot on 13.86 gross (10.99 net) acres.
- Conditional Use Permit (CUP) No. 201300021: For the RPD and DP zones associated with the Zone Change Request.
- Parking Permit No. 201300009: To allow reduced guest parking stall dimension widths of 8.0 feet.
- Environmental Assessment No. 201300031: A Mitigated Negative Declaration (MND) was determined to be the appropriate environmental document for this project.

The Los Angeles County Regional Planning Commission (Commission) held a public hearing on this matter on July 30, 2014, recommended approval of the project and adopted the MND.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the MND, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.

2. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Vesting Tentative Tract Map (Vesting Map) No. 072216, Zone Change No. 201300002, CUP No. 201300021, and Parking Permit No. 201300009.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Update the zoning on the subject property to allow development of the property with a multi-family residential project that is compatible with the surrounding community.
2. Subdivide a parcel of land to allow 91 multi-family residences with a private park available to the public that will enhance and be compatible with the surrounding community.
3. Assist the County in meeting its housing needs by providing 91 new residential units.

Implementation of Strategic Plan Goals

Fiscal Responsibility:
The project promotes the goal of fiscal responsibility. The proposed residential development, located in an urban area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life:
The project promotes the County's vision for improving the quality of life in Los Angeles County. The project will result in a high-quality residential development that will improve the overall value and quality of life of the surrounding community.

FISCAL IMPACT/FINANCING

Approval of the proposed Vesting Map, zone change, CUP and parking permit should not result in any new significant costs to the County, as the owner is bearing the full cost of new development and construction. No request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly-noticed public hearing on July 30, 2014, in the matter of Project No. R2013-00317-(4), consisting of CUP No. 201300021 and Parking Permit No. 201300009. The project permits were heard concurrently with Vesting Map No. 072216 and Zone Change No. 201300002. The requests before the Commission were to consider a subdivision of land to create 17 multi-family lots with 91 detached residential condominium units, a community park, a community garden, and other recreational amenities.

On July 30, 2014, the Commission voted 3-0 (two absent) to close the public hearing, adopt the MND, and approve the Vesting Map, zone change, CUP, and parking permit.

Pursuant to subsection B of Section 21.56.010 and subsection A of Section 22.60.230 of the Los Angeles County Code (County Code), the Vesting Map, CUP, and parking permit may be appealed to the Board. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et.seq.), 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 of the project on aesthetics, air quality, biological resources, cultural resources, geology/soils, noise, transportation/traffic, and mitigation compliance. Prior to the release of the proposed MND and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

Based on the MND, adoption of the proposed zone change, and approval of the Vesting Map, CUP, and parking permit will not have a significant effect on the environment with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Vesting Map, zone change, CUP, and parking permit is not expected to have a negative impact on current services.

For further information, please contact Jodie Sackett, Land Divisions Section at (213) 974-6433 or jsackett@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SA:NP:jds:lm

Attachments: Findings and Conditions, Zone Change Resolution, Commission Hearing Package (Factual, Staff Report, Findings/Conditions, Correspondence, Environmental Determination), Vesting Tentative Tract Map, Exhibit "A", Land Use Map, Building Plans, Landscape Plan, Phasing Map, Park Plan

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

CP_092314_BL_PROJECTNO_R2013_00317

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	SEPTEMBER 23, 2014
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	4th
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

*** * * * *ENTRY MUST BE IN MICROSOFT WORD* * * * ***

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

1. Do novo hearing on the following land use and zoning matters, and a Mitigated Negative Declaration relating to the property located ON 1st Ave. and Candlelight Dr., within the Southeast Whittier Zoned District, Southeast Whittier Zoned District, approved by the Los Angeles County Regional Planning Commission on July 30, 2014.

   a. Zone Change No. 201300002: To change the existing A-1-7,000 zoning to RPD 8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Net Acre – Development Program).
   b. Vesting Tentative Tract Map No. 072216: A subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot on 13.86 gross (10.99 net) acres.
   c. Conditional Use Permit No. 201300021: For the Residential Planned Development (RPD) and Development Program (DP) zones associated with the Zone Change Request.
   d. Parking Permit No. 201300009: To allow reduced guest parking stall dimension widths of 8.0 feet.
   e. Environmental Assessment No. 201300031: A Mitigated Negative Declaration ("MND") was determined to be the appropriate environmental document for this project.

DRAFT FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on September 23, 2014, in the matter of Project No. R2013-00317-(4), consisting of Conditional Use Permit No. 201300021 ("CUP") and Parking Permit No. 201300009 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 072216 ("Vesting Map") and Zone Change No. 201300002 ("Zone Change"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project Permits, Vesting Map and Zone Change on July 30, 2014.

2. The permittee, Brookfield Homes ("permittee"), requests the Project Permits to authorize the development of a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities ("Project") on a property located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada ("Project Site").

3. The Vesting Map is a request for a subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot.

4. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to Zone RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

5. The CUP is a related request for development within the in the Residential Planned Development ("RPD") and Development Program ("DP") zones, pursuant to the Los Angeles County Code ("County Code") Sections 22.20.460, 22.40.070 and 22.56.040.

6. The Parking Permit is a related request to authorize parking stall widths of eight feet within the internal streets and drives of the Project.

7. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Zone Change, and it has become effective.

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8. The Project Site is 13.86 gross (10.99 net) acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat to sloping topography and is developed with an athletic field and a parking lot.

9. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned A-1-7,000.

10. The Project Site is located within the P (Public Facilities) land use category of the Countywide General Plan Land Use Policy Map.

11. Surrounding zoning within a 500-foot radius includes:

    North: A-1-7,000
    South: R-A-6,200 (Residential-Agricultural – 6,200 Square Foot Minimum Required Lot Area)
    East: R-A-6,200
    West: R-A-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)

12. Surrounding land uses within a 500-foot radius include:

    North: A 23-acre chiropractic college campus
    South: Single-family residences
    East: Single-family residences and a middle school
    West: Single-family residences

13. The 13.86-acre subject property was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences – SCUHS). On December 27, 2011, the Department of Regional Planning approved a Lot Line Adjustment (LLA – No. 201100020) between SCUHS and the subject project, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the subject site to be re-developed.

14. The site plan for the Project depicts a residential condominium development of 91 detached dwelling units dispersed throughout the "L"-shaped site on a total of 17 multi-family lots. The dwelling units are typically sited in a "six-pack" configuration on one multi-family lot and arranged around a common driveway used for both vehicle (garage) and pedestrian (front door) access.

    a. Access: The project site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the site. The main entry, "A" Court, is the only vehicular entry into the development. "A" Court is un-gated

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and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 46 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. Besides the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the site, and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

b. Parking: A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Court is the primary amenity of the development—a 0.56 acre community park. The community park is divided in half with a "private" side to the north, containing a pool, courtyard, event room and barbecue area that are to be open to residents and guests; and a "public" side to the south, containing a shaded grass area with several benches that is proposed to be open to the public. The community park is visible from the public street and can be directly accessed by the public without entering the development. Other development features include a community garden located along "C" Court in the northwesterly area of the site, and a "tot lot" (small children's playground) located at the far easterly terminus of "B" Court.

d. Building/Site Design: Along Candlelight Drive, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units are located to the rear and are not visible from Candlelight Drive. Along First Avenue, there is a sizeable elevation difference (approximately 10-12 feet) from the street to the site. Here, dwellings will be oriented with their fronts facing away from the street, with a retaining wall and fence separating the back yards of residences from a landscaped slope that runs along the First Avenue sidewalk. The dwellings range from 3 to 5 bedrooms (2,250 to 3,750 square feet) in size and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Farmhouse", "Craftsman" and "Spanish" architectural styles.

e. Walls & Fences: Due to the change in site elevation, there are several retaining walls and combination block-retaining walls located along the perimeter of the

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site, mainly along the northerly border next to the adjacent chiropractic college, and along First Avenue. Combination block and retaining walls vary from 1 to 8 feet in height, with the highest walls located in the north (within the dwelling unit rear yards) next to the adjacent college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

f. Open Space: The project consists of a total of 3.41 acres of open space, or approximately 31% of the net acreage of the development. The open space is provided according to the following:

Open Space Format	**Acres**	**Description**
Separate HOA-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31% of net project area

g. Grading: A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on site (no import or export of dirt).

15. The Project Site is accessible via First Avenue to the west. Primary vehicular access to the Project Site will be via an entrance/exit on Candlelight Drive. This is the only means of vehicular access into the Project.

16. A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on “B” Court in front of the community park. There are no parking lots or other parking facilities located onsite.

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17. Prior to the Commission's public hearing, in 2012, the Permittee reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, in 2012, the Permittee consulted with the Department of Regional Planning ("Regional Planning") staff and attended a One-Stop meeting to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:

    a. Eliminating the gated street entryway into the development;
    b. Adding recreational amenities into the project, including a ½-acre community park, of which a portion is accessible to the public;
    c. Re-orienting proposed dwelling units along Candlelight Drive, to have the front of each dwelling facing the street; and
    d. Including pedestrian access ways into the development at Candlelight Drive and First Avenue that connect to the abutting public sidewalks.

18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.

19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

21. Prior to the Commission's public hearing, Regional Planning staff received one phone call and one e-mail from residents having questions/concerns about the Project, related to the amount of recreation space within the surrounding community and the proper posting of the hearing signs, respectively. No other correspondence was received from the public regarding the Project.

22. The Commission held a duly-noticed public hearing on the Project Permits, Vesting Map and Zone Change on July 30, 2014. At the hearing, the Commission heard a presentation from Regional Planning staff and testimony in support of and in opposition to the Project. The permittee (in support) testified that the project will exceed the County's parking requirements and install a community park with a

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portion open to the public. Additionally, the permittee testified that after holding 10 community meetings learned that most neighboring residents were supportive of the project, and that most favored front doors facing Candlelight Dr., curb-separated sidewalks, and detached homes rather than attached. With regard to a height concern of the proposed dwellings, the permittee also testified that there are two-story homes already existing in the surrounding neighborhood.

At the hearing, three persons testified in opposition to the project. Among the testifier's concerns were: loss of community open space and recreation area; too many homes on the site (lot sizes too small); two-story homes are too tall, are incompatible with surrounding single-story homes and will block views to the mountains and downtown Los Angeles; increase in traffic congestion; reduced traffic safety; change from single-family homes to condominiums; and insufficient pre-notification of proposed project in the community.

To these concerns, the permittee rebutted that the project is supplying more than the required open space on the site, some of which will be available to public for recreation; the proposed dwellings are single-family detached homes that will be of similar size to existing surrounding homes; the project will contribute to installation of a new traffic signal and will not cause any significant traffic impacts nor create unsafe traffic conditions; and that 10 community meetings were conducted prior to the public hearing.

In its presentation, staff explained that the height of the proposed two-story residences are compatible with the community in that they comply with the same building height restriction found in the surrounding community – 35 feet maximum, which allows up to three stories for a dwelling.

23. During the July 30, 2014 Commission public hearing, the Commission discussed the project and made the following statements:

    a. Asked the representative of the adjacent health sciences university if the school charges a fee for parking. The representative replied that it does not and that students do not have to park on the neighborhood streets to avoid pay parking. The representative also noted that the school no longer allows student parking along Amber Valley Dr. and has posted signs directing students to only park on the campus.
    b. Asked whether or not a reduction in the required amount of open space is requested. The permittee responded that the project exceeds the County's open space requirements.
    c. Suggested that in the design of the proposed homes should consider a change to the second story windows that are close to each other in the side yard, in order to provide additional privacy.

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24. After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMP, approved the Project Permits and Vesting Map, and recommended adoption of the Zone Change to the Board.

25. Pursuant to Section 22.60.230(B)(2) of the County Code, because the Project approvals included a recommendation by the Commission to the Board on the Zone Change, the Project Permits and Vesting Map were called up for review by the Board concurrently with the request for the Zone Change.

26. Board Hearing Proceedings [RESERVED].

27. The Board finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The Board also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the benefit of the Project and surrounding community; and is designed in an attractive manner that will enhance the aesthetic character of the area.

28. The Board finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.

29. The Board finds that the burdens of proof for the CUP, Parking Permit, Vesting Map and Zone Change have been satisfied.

30. The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Southeast Whittier/E. La Mirada community. On June 26, 2014, a total of 213 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Southeast Whittier Zoned District and to any additional interested parties.

31. The Board finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

32. The Board finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse

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impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

33. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.

34. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

Regarding the CUP:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan. The Project will implement the relevant Goals and Policies of the General Plan through the associated CUP, Parking Permit, Vesting Map and Zone Change, which allow the orderly development and regulation of the proposed use.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, detached residential dwelling units with associated recreational amenities, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP, Parking Permit) will ensure that the site is appropriately developed in compliance with the Zoning Code.

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D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing public roadways (First Avenue and Candlelight Drive), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the Project MND and MMRP.

Regarding the Parking Permit:

E. The applicant has met the burden of proof set forth in Section 22.56.1020. No reduction in the number of parking spaces is proposed, and the project exceeds Zoning Code parking requirements. As all required parking is contained within the Project, there is no need for special parking arrangements or sharing of facilities. The request for reduced-width guest parking stalls of eight feet is sufficient for "on-street" parallel parking within the Project as it allows for sufficient emergency access for the Fire Department and would not implement impractical parking stall dimensions that would result in an inability to park vehicles. No offsite parking facilities, rear-lot transitional parking, or uncovered residential parking lots are proposed. As the Project contains more than the required number of parking spaces, no additional traffic congestion, excessive offsite parking or unauthorized use of adjacent offsite parking facilities will result. The proposed site is adequate in size and shape to accommodate all the remaining development features required for parking, such as covered resident parking, accessible parking, sufficient access, back-up space and parking stall dimension length.

F. No written protest to the proposed Parking Permit was received within 14 calendar days following the date on the public notice pursuant to Section 22.56.1050.

Regarding the Vesting Map:

G. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

H. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.

I. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-

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maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

J. 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 Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

K. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

L. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.

M. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

N. 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.

O. 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.

P. 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.

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THEREFORE, THE BOARD:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Board that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201300021, Parking Permit No. 201300009, and Vesting Tentative Tract Map No. 072216 and Zone Change No. 201300002, subject to the attached conditions.

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COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

PROJECT DESCRIPTION

The project is a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

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including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072216. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four annual** inspections. Inspections shall be unannounced.

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If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,256.25** ($2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,104.75** ($3,029.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

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14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

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21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

22. The following Residential Planned Development (RPD) conditions shall apply:

    a. When recreational buildings are proposed, the distance between buildings (including dwelling units) shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.

    b. Open space shall comprise not less than 30 percent of the overall project net area; provided however, that where the applicant submits evidence to the satisfaction of the Planning Director that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this section, the Planning Director may modify said requirements. Open space considered being within private side and rear yard areas of a dwelling unit shall not be included in the required open space calculation.

    c. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.

    d. The Director of Regional Planning ("Planning Director") shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Planning Director, be coordinated between phases as approved in subdivision 11 of this subsection B. The Planning Director may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

    e. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the Planning Director.

    f. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the Planning Director that the proposed development will provide as well or better for planned unit development within the intent of this

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section, the Planning Director may approve a division of open space encompassing more than one phase.

g. Where a division of open space will encompass more than one phase, the applicant shall provide the Planning Director with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application, as stipulated in Sections 22.20.460.B.12 and B.13.

23. The following Development Program (DP) conditions shall apply:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.

b. No existing building or structure which under the program is to be demolished shall be used.

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

24. Combined retaining wall/fence heights up to eight feet are authorized in the rear yard areas along the northerly project boundary adjacent to the SCUHS campus property.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

25. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces per each dwelling unit (2:1) and one uncovered space per each four dwelling units (1:4). The permittee shall also provide a minimum of one van-accessible parking space adjacent to the community park. The development has 91 dwelling units which would require not less than 182 covered resident spaces and 23 uncovered guest spaces be provided based on the applicable ratios mentioned. If the permittee changes the project so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit “A” within 90 days of such occurrence.

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If the development substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

26. Reduced guest parking stall widths of eight feet are authorized throughout the development.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

27. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

28. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated December 10, 2013), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

29. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 91 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

30. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

32. The subdivider shall provide at least 50 feet of street frontage for multi-family residential Lots 4 through 10 as indicated on the approved tentative map.

33. A request for a waiver of street frontage for multi-family residential Lots 1 through 3 and 11 through 17 is authorized.

34. The subdivider shall label the "private driveway and fire lane" on the final map.

35. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and

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widths as depicted on the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

36. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (First Avenue and Candlelight Drive frontage, and also including A, B, and C Court within the subdivision), and, shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.

37. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.

38. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

39. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community park (Lots 20 and 21), community garden (Lot 19), tot lot (Lot 24), private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

40. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.

41. Permission is granted to construct model homes on the subject site prior to final map approval. Prior to final map approval, the subdivider may elect to file a site plan review (Revised Exhibit "A") to Regional Planning for review and approval.

42. Permission is granted to record multiple final maps. If multiple final maps are utilized, the boundaries of each individual unit ("phase") final maps shall be to the satisfaction of the Department of Public Works and Regional Planning. Each final map to record shall comply on its own, or in combination with, previously recorded maps, with the open space, parking, and lot area requirements of the Project. Prior to the approval of each final map, submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected

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boundaries and phasing of all future final maps; and

b. A summary table indicating the number and type of all lots shown, and the type and amount of open space and recreation area shown, on the current and previous final maps.

PROJECT SPECIFIC CONDITIONS

43. Lot 21 (community park, public-accessible portion) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 45th dwelling unit located within the project. A park site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 45th dwelling unit building permit.

44. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the following areas:

    a. The community park (southerly portion), designated as Lot 21 as depicted on the tentative map;

    b. The pedestrian common walkways located within Lots 18, 20, 21, 22, 23 and 25 as depicted on the tentative map

45. Front yard wall and fence heights along Candlelight Drive and "A" Court, "B" Court and "C" Court shall not exceed 42 inches.

46. Wall and fence heights surrounding the community park, community garden and tot lot shall not exceed 42 inches, except for those portions that are needed to enclose the proposed swimming pool for safety reasons, or are abutting the side yard and/or back yard spaces of any dwelling unit.

47. All pedestrian common walkways throughout the development and the project entrance street ("A" Court) shall remain un-gated.

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Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Reports for the tentative map dated 12-10-13

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESOLUTION
PROJECT NO. R2013-00317-(4)
ZONE CHANGE NO. 201300002

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300002 On July 30, 2014:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada, Southeast Whittier Zoned District.

2. The project is a request for a new residential condominium unit development of 91 detached dwelling units and associated recreational amenities including a ½ acre community park. The project requires the following entitlements:

    a. A Vesting Map subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot;

    b. A Conditional Use Permit (CUP) for the Residential Planned Development (RPD) and Development Program (DP) zones;

    c. A Parking Permit for reduced guest parking stall widths of eight feet.

3. The project is consistent with the General Plan, as it is consistent with the land use designation for the property and implements General Plan Goals and Policies that support urban residential infill development with a high quality of design.

4. The project complies with applicable zoning regulations and standards, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.

5. The project proposes a detached residential land use within a predominantly detached residential family neighborhood. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program).

2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 17, 2014, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 30, 2014.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 3-0-0-2

Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen
Dissenting: None
Abstaining: None
Absent: Louie, Modugno

NP:jds
7/30/14

ZONING CASE NUMBER 201300002

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the General Plan, relating to the Southeast Whittier Zoned District Number .

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Southeast Whittier Zoned District Number as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN

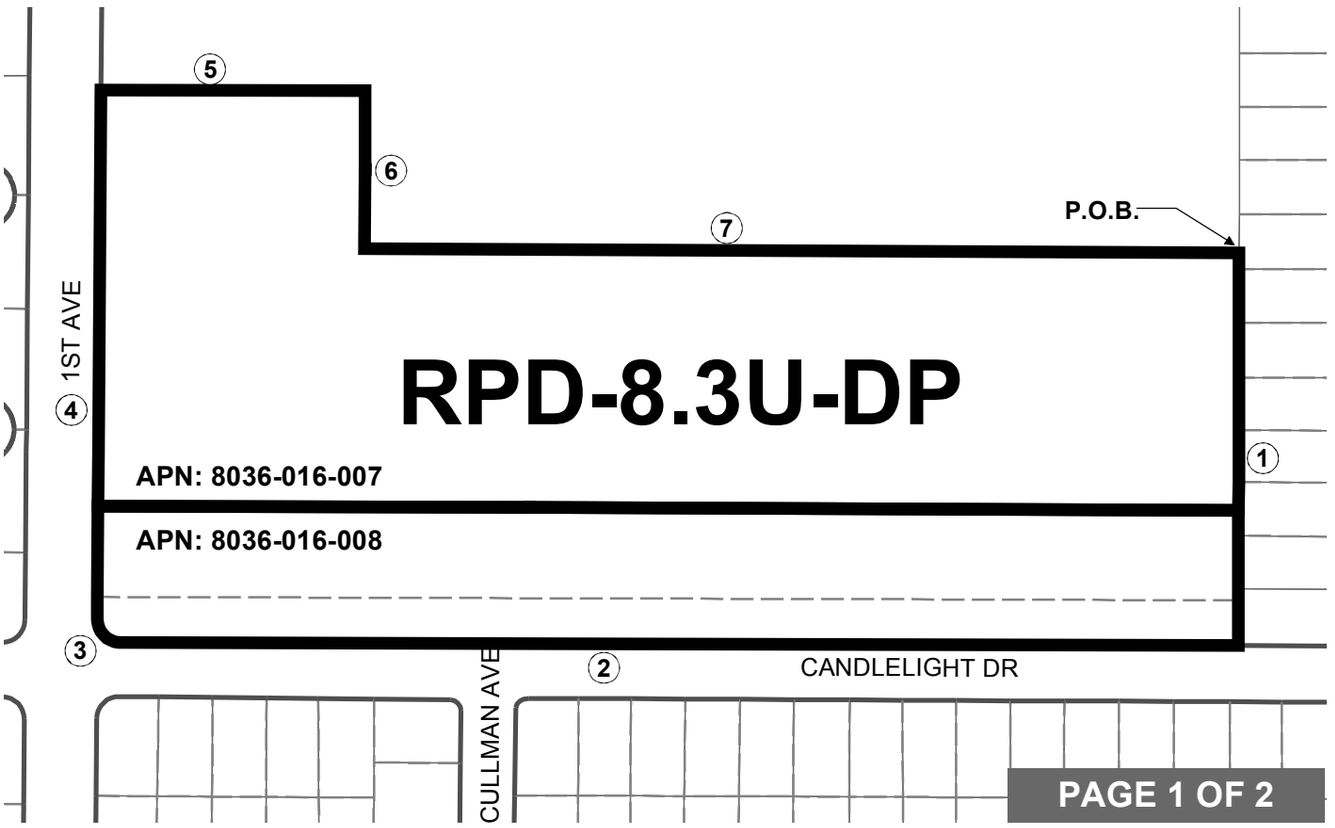
SOUTHEAST WHITTIER ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW'LY CORNER OF LOT 187 OF TRACT NO. 24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS. SAID POINT BEING ON THE S'LY RIGHT-OF-WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF; S.00°04'30"E. ALONG THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02' TO THE TRUE POINT OF BEGINNING;

(1) S.00°04'30"E. 435.99' TO A POINT ON THE N'LY RIGHT-OF-WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF;

(2) N.89°49'37"W. ALONG SAID N'LY RIGHT-OF-WAY LINE, 1240.53' TO A POINT ON A TANGENT 25' RADIUS CURVE CONCAVE NE'LY TO WHICH A RADIAL LINE BEARS S.00°10'23"W;

(3) NW'LY ALONG SAID CURVE 39.30' THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS N.89°45'32"W., SAID POINT BEING ON THE E'LY RIGHT-OF-WAY LINE OF FIRST AVENUE, DISTANT 40' FROM THE CENTERLINE THEREOF;

(4) N.00°14'28"E. ALONG SAID E'LY RIGHT-OF-WAY LINE, 587.59';

(5) S.89°49'37"E., 292';

(6) S.00°14'28"W.; 174.89'

(7) S.89°43'26"E.; 971.16' TO A POINT ON THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING; PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

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FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTHEAST_WHITTIER\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

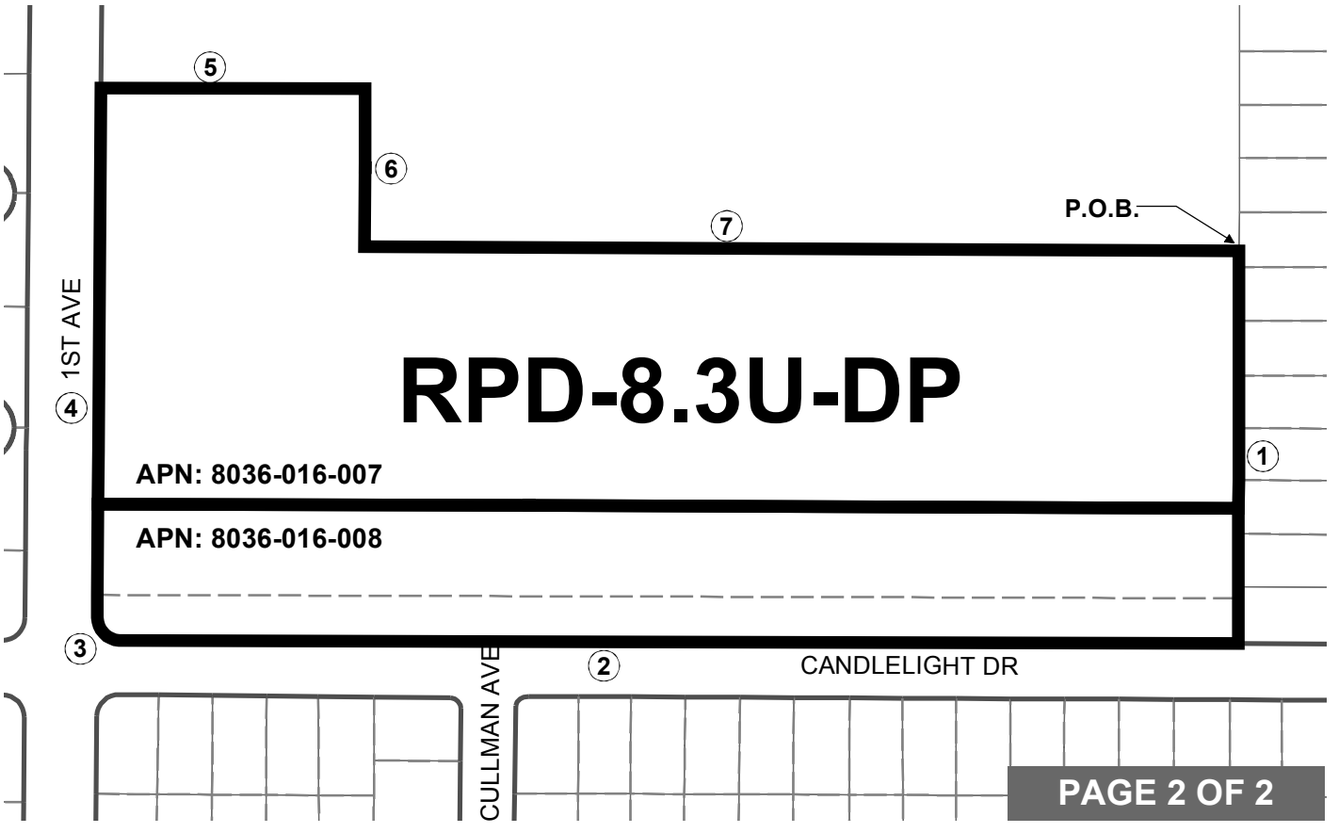
SOUTHEAST WHITTIER ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11-1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12-0564808 ON APRIL 12, 2012. APN:8036-016-007, APN:8036-016-008.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 100 200

FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTHEAST_WHITTIER\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

July 30, 2014

Brookfield Residential
Attention: Dave Bartlett
3090 Bristol Street, Suite 220
Costa Mesa, CA 92626

REGARDING: PROJECT NUMBER R2013-00317-(4)
ZONE CHANGE NO. 201300002
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216
NEAR THE INTERSECTION OF FIRST AVENUE AND CANDLELIGHT DRIVE, WHITTIER

Dear Applicant:

The Regional Planning Commission, by its action of **July 30, 2014**, is recommending **APPROVAL** of the above described legislative matter (zone change) to the Los Angeles County Board of Supervisors, and associated approved entitlements mentioned above. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the zone change is automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Jodie Sackett in the Land Divisions Section at (213) 974-6433 or e-mail at jsackett@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Nooshin Paidar

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings and Conditions
c: BOS, DPW (Building and Safety), Zoning Enforcement, Ed Walden, Marjean Rosen, Donald Darling

NP:jds

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 30, 2014, in the matter of Project No. R2013-00317-(4), consisting of Conditional Use Permit No. 201300021 ("CUP") and Parking Permit No. 201300009 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 072216 ("Vesting Map") and Zone Change No. 201300002 ("Zone Change").

2. The permittee, Brookfield Homes ("permittee"), requests the Project Permits to authorize the development of a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities ("Project") on a property located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada ("Project Site").

3. The Vesting Map is a request for a subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot.

4. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to Zone RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

5. The CUP is a related request for development within the in the Residential Planned Development ("RPD") and Development Program ("DP") zones, pursuant to the Los Angeles County Code ("County Code") Sections 22.20.460, 22.40.070 and 22.56.040.

6. The Parking Permit is a related request to authorize parking stall widths of eight feet within the internal streets and drives of the Project.

7. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Zone Change, and it has become effective.

8. The Project Site is 13.86 gross (10.99 net) acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat to sloping topography and is developed with an athletic field and a parking lot.

9. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned A-1-7,000.

10. The Project Site is located within the P (Public Facilities) land use category of the Countywide General Plan Land Use Policy Map.

11. Surrounding zoning within a 500-foot radius includes:

    North: A-1-7,000
    South: R-A-6,200 (Residential-Agricultural – 6,200 Square Foot Minimum Required Lot Area)
    East: R-A-6,200
    West: R-A-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)

12. Surrounding land uses within a 500-foot radius include:

    North: A 23-acre chiropractic college campus
    South: Single-family residences
    East: Single-family residences and a middle school
    West: Single-family residences

13. The 13.86-acre subject property was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences – SCUHS). On December 27, 2011, the Department of Regional Planning approved a Lot Line Adjustment (LLA – No. 201100020) between SCUHS and the subject project, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the subject site to be re-developed.

14. The site plan for the Project depicts a residential condominium development of 91 detached dwelling units dispersed throughout the "L"-shaped site on a total of 17 multi-family lots. The dwelling units are typically sited in a "six-pack" configuration on one multi-family lot and arranged around a common driveway used for both vehicle (garage) and pedestrian (front door) access.

    a. Access: The project site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the site. The main entry, "A" Court, is the only vehicular entry into the development. "A" Court is un-gated

and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 46 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. Besides the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the site, and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

b. Parking: A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Court is the primary amenity of the development—a 0.56 acre community park. The community park is divided in half with a "private" side to the north, containing a pool, courtyard, event room and barbecue area that are to be open to residents and guests; and a "public" side to the south, containing a shaded grass area with several benches that is proposed to be open to the public. The community park is visible from the public street and can be directly accessed by the public without entering the development. Other development features include a community garden located along "C" Court in the northwesterly area of the site, and a "tot lot" (small children's playground) located at the far easterly terminus of "B" Court.

d. Building/Site Design: Along Candlelight Drive, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units are located to the rear and are not visible from Candlelight Drive. Along First Avenue, there is a sizeable elevation difference (approximately 10-12 feet) from the street to the site. Here, dwellings will be oriented with their fronts facing away from the street, with a retaining wall and fence separating the back yards of residences from a landscaped slope that runs along the First Avenue sidewalk. The dwellings range from 3 to 5 bedrooms (2,250 to 3,750 square feet) in size and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Farmhouse", "Craftsman" and "Spanish" architectural styles.

e. Walls & Fences: Due to the change in site elevation, there are several retaining walls and combination block-retaining walls located along the perimeter of the

site, mainly along the northerly border next to the adjacent chiropractic college, and along First Avenue. Combination block and retaining walls vary from 1 to 8 feet in height, with the highest walls located in the north (within the dwelling unit rear yards) next to the adjacent college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

f. Open Space: The project consists of a total of 3.41 acres of open space, or approximately 31% of the net acreage of the development. The open space is provided according to the following:

Open Space Format	Acres	Description
Separate HOA-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31% of net project area

g. Grading: A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on site (no import or export of dirt).

15. The Project Site is accessible via First Avenue to the west. Primary vehicular access to the Project Site will be via an entrance/exit on Candlelight Drive. This is the only means of vehicular access into the Project.

16. A total of 256 parking spaces are provided onsite: 182 covered (garage) and 71 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

17. Prior to the Commission public hearing, in 2012, the Permittee reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, in 2012, the Permittee consulted with the Department of Regional Planning ("Regional Planning") staff and attended a One-Stop meeting to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:

    a. Eliminating the gated street entryway into the development;
    b. Adding recreational amenities into the project, including a ½-acre community park, of which a portion is accessible to the public;
    c. Re-orienting proposed dwelling units along Candlelight Drive, to have the front of each dwelling facing the street; and
    d. Including pedestrian access ways into the development at Candlelight Drive and First Avenue that connect to the abutting public sidewalks.

18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.

19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

21. Prior to the Commission's public hearing, Regional Planning staff received one phone call and one e-mail from residents having questions/concerns about the Project, related to the amount of recreation space within the surrounding community and the proper posting of the hearing signs, respectively. No other correspondence was received from the public regarding the Project.

22. During the July 30, 2014 public hearing, three persons testified in opposition to the project. Among the testifier's concerns were: loss of community open space and recreation area; too many homes on the site (lot sizes too small); two-story homes are too tall, are incompatible with surrounding single-story homes and will block views to the mountains and downtown Los Angeles; increase in traffic congestion;

reduced traffic safety; change from single-family homes to condominiums; and insufficient pre-notification of proposed project in the community.

To these concerns, the applicant (and representatives) rebutted that the project is supplying more than the required open space on the site, some of which will be available to public for recreation; the proposed dwellings are single-family detached homes that will be of similar size to existing surrounding homes; the project will contribute to installation of a new traffic signal and will not cause any significant traffic impacts nor create unsafe traffic conditions; and that 10 community meetings were conducted prior to the public hearing.

In its presentation, staff also reiterated that the height of the proposed two-story residences are compatible with the community in that they comply with the same building height restriction found in the surrounding community – 35 feet maximum, which allows up to three stories for a dwelling.

23. The Commission finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The Commission's also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the benefit of the Project and surrounding community; and is designed in an attractive manner that will enhance the aesthetic character of the area.

24. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.

25. The Commission finds that the burdens of proof for the CUP, Parking Permit, Vesting Map and Zone Change have been satisfied.

26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Southeast Whittier/E. La Mirada community. On June 26, 2014, a total of 213 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Southeast Whittier Zoned District and to any additional interested parties.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

28. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the CUP:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan. The Project will implement the relevant Goals and Policies of the General Plan through the associated CUP, Parking Permit, Vesting Map and Zone Change, which allow the orderly development and regulation of the proposed use.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, detached residential dwelling units with associated recreational amenities, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP, Parking Permit) will ensure that the site is appropriately developed in compliance with the Zoning Code.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing public roadways (First Avenue and Candlelight Drive), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the Project MND and MMRP.

Regarding the Parking Permit:

E. The applicant has met the burden of proof set forth in Section 22.56.1020. No reduction in the number of parking spaces is proposed, and the project exceeds Zoning Code parking requirements. As all required parking is contained within the Project, there is no need for special parking arrangements or sharing of facilities. The request for reduced-width guest parking stalls of eight feet is sufficient for "on-street" parallel parking within the Project as it allows for sufficient emergency access for the Fire Department and would not implement impractical parking stall dimensions that would result in an inability to park vehicles. No offsite parking facilities, rear-lot transitional parking, or uncovered residential parking lots are proposed. As the Project contains more than the required number of parking spaces, no additional traffic congestion, excessive offsite parking or unauthorized use of adjacent offsite parking facilities will result. The proposed site is adequate in size and shape to accommodate all the remaining development features required for parking, such as covered resident parking, accessible parking, sufficient access, back-up space and parking stall dimension length.

F. No written protest to the proposed Parking Permit was received within 14 calendar days following the date on the public notice pursuant to Section 22.56.1050.

Regarding the Vesting Map:

G. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

H. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.

I. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

J. 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 Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

K. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

L. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.

M. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

N. 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.

O. 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.

P. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201300021, Parking Permit No. 201300009, and Vesting Tentative Tract Map No. 072216 and recommends approval of Zone Change No. 201300002 to the Board of Supervisors, subject to the attached conditions.

ACTION DATE: July 30, 2014

VOTE: 3-0-0-2

Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen
Dissenting: None
Abstaining: None
Absent: Louie, Modugno

NP:jds
7/30/14

C:Valadez, Shell, Louie, Pedersen, Modugno, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

PROJECT DESCRIPTION

The project is a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072216. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,256.25** ($2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,104.75** ($3,029.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

22. The following Residential Planned Development (RPD) conditions shall apply:

    a. When recreational buildings are proposed, the distance between buildings (including dwelling units) shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.

    b. Open space shall comprise not less than 30 percent of the overall project net area; provided however, that where the applicant submits evidence to the satisfaction of the Planning Director that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this section, the Planning Director may modify said requirements. Open space considered being within private side and rear yard areas of a dwelling unit shall not be included in the required open space calculation.

    c. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.

    d. The Director of Regional Planning ("Planning Director") shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Planning Director, be coordinated between phases as approved in subdivision 11 of this subsection B. The Planning Director may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

    e. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the Planning Director.

    f. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the Planning Director that the proposed development will provide as well or better for planned unit development within the intent of this

section, the Planning Director may approve a division of open space encompassing more than one phase.

g. Where a division of open space will encompass more than one phase, the applicant shall provide the Planning Director with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application, as stipulated in Sections 22.20.460.B.12 and B.13.

23. The following Development Program (DP) conditions shall apply:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.

b. No existing building or structure which under the program is to be demolished shall be used.

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

24. Combined retaining wall/fence heights up to eight feet are authorized in the rear yard areas along the northerly project boundary adjacent to the SCUHS campus property.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

25. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces per each dwelling unit (2:1) and one uncovered space per each four dwelling units (1:4). The permittee shall also provide a minimum of one van-accessible parking space adjacent to the community park. The development has 91 dwelling units which would require not less than 182 covered resident spaces and 23 uncovered guest spaces be provided based on the applicable ratios mentioned. If the permittee changes the project so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the development substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

26. Reduced guest parking stall widths of eight feet are authorized throughout the development.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

27. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

28. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated December 10, 2013), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

29. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 91 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

30. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

32. The subdivider shall provide at least 50 feet of street frontage for multi-family residential Lots 4 through 10 as indicated on the approved tentative map.

33. A request for a waiver of street frontage for multi-family residential Lots 1 through 3 and 11 through 17 is authorized.

34. The subdivider shall label the "private driveway and fire lane" on the final map.

35. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and

widths as depicted on the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

36. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (First Avenue and Candlelight Drive frontage, and also including A, B, and C Court within the subdivision), and, shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.

37. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.

38. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

39. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community park (Lots 20 and 21), community garden (Lot 19), tot lot (Lot 24), private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

40. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.

41. Permission is granted to construct model homes on the subject site prior to final map approval. Prior to final map approval, the subdivider may elect to file a site plan review (Revised Exhibit "A") to Regional Planning for review and approval.

42. Permission is granted to record multiple final maps. If multiple final maps are utilized, the boundaries of each individual unit ("phase") final maps shall be to the satisfaction of the Department of Public Works and Regional Planning. Each final map to record shall comply on its own, or in combination with, previously recorded maps, with the open space, parking, and lot area requirements of the Project. Prior to the approval of each final map, submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected

boundaries and phasing of all future final maps; and

b. A summary table indicating the number and type of all lots shown, and the type and amount of open space and recreation area shown, on the current and previous final maps.

PROJECT SPECIFIC CONDITIONS

43. Lot 21 (community park, public-accessible portion) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 45th dwelling unit located within the project. A park site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 45th dwelling unit building permit.

44. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the following areas:

    a. The community park (southerly portion), designated as Lot 21 as depicted on the tentative map;

    b. The pedestrian common walkways located within Lots 18, 20, 21, 22, 23 and 25 as depicted on the tentative map

45. Front yard wall and fence heights along Candlelight Drive and "A" Court, "B" Court and "C" Court shall not exceed 42 inches.

46. Wall and fence heights surrounding the community park, community garden and tot lot shall not exceed 42 inches, except for those portions that are needed to enclose the proposed swimming pool for safety reasons, or are abutting the side yard and/or back yard spaces of any dwelling unit.

47. All pedestrian common walkways throughout the development and the project entrance street ("A" Court) shall remain un-gated.

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Reports for the tentative map dated 12-10-13

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031

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

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant	6/27/14 Date
Staff	6-27-14 Date

CC 062712

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted at the corner of Candlelight Drive and First Avenue that will sufficiently recreate the existing view of "nine tall evergreen trees" located in that portion of the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.	Approval of a tree planting plan (Revised Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit for the Candlelight Residential Project, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning
1.3	Aesthetics	Prior to the final final release of peformance bonds for onsite improvements, a final photometric survey shall be prepared by an electrical engineer, licensed landscape architect, or licensed professional designer, indicating that a field test has been performed after dark and the light rays are confined to the premises. The survey shall be submitted to the County of Los Angeles Director of Regional Planning, or designee, for review and approval.	Approval of a final photometric survey.	Prior to final bond release.	Applicant and subsequent owner(s)	Regional Planning

3.1	Air Quality	Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following: ( ) Apply soil stabilizers or moisten inactive areas; ( ) Prepare and implement a high wind dust control plan; ( ) Stabilize previously distributed areas if subsequent construction is delayed; ( ) Water exposed surfaces as needed for dust suppression (typically 3 times/day); ( ) Cover all stock piles with tarps at the end of each day or as needed; ( ) Provide water spray during loading and unloading of earthen materials; ( ) Minimize in-out traffic from construction zone; ( ) Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and ( ) Sweep streets daily if visible soil material is carried out from the construction site	Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Public Works/Building and Safety

4.1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no earlier than 3 days prior to the initiation of project activities to detect active nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning

5.2	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Applicant and subsequent owner(s)	County Coroner, or designee.

7.1	Geology / Soils	Mitigation shall be implemented in the form of strict compliance with all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.	Prior to issuance of grading Permits, the plans shall include notes indicating that all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012) shall be implemented.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety

13.1	Noise	During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements: • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Health and Public Works/Building and Safety
13.2	Noise	During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern site boundary. If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.	Prior to issuance of a grading permit and during grading and construction activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety

17.1	Transportation / Traffic	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay the project's fair share contribution to offset its Year 2017 cumulative impacts at the intersections of Leffingwell Road/Lambert Road, 1st Avenue/Candlelight Drive, and Tigrina Avenue/Imperial Highway, which is presently estimated to be $228,250.00.	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay $228,250.00 to the County for intersection improvements.	Prior to the issuance of Certificate of Use and Occupancy.	Applicant and subsequent owner(s)	Public Works/Building and Safety
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) All lots shall have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency.

(2) An approved Drainage Concept and a Water Quality Plan. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The drainage concept and Water Quality Plan shall be submitted directly to Public Works.

(3) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.

(4) Please see attached Road review sheet (Comments 2 and 3) for comments and requirements.

(5) An approved sewer area study. Sewer Area Study PC12188AS currently in plan check and must be approved. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

+1W

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

Tr72216L-rev3 doc
http://planning lacounty gov/case/view/r2013-00317/

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT NO. 072216

TENTATIVE MAP DATED 12/10/2013
EXHIBIT MAP 12/10/2013

Approval and clearance of the tentative map is subject to compliance with the following **drainage** comments:

☒ 1. A Water Quality Plan* (as part of the Drainage Concept) is required prior to tentative approval of the map when any of the following conditions exist:

- Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area.
- Street and/or road construction of 10,000 square feet or more of surface area.

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml

☒ 2. Prior to tentative map approval for drainage, submit a Drainage Concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention or detention devices may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention or detention devices. Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.

☒ 3. The latest Drainage Concept/Hydrology Study was reviewed on 11/20/2013 and was not approved. (The Drainage Concept cannot be approved before all drainage-related planning issues have been resolved (e.g. street frontage requirements, secondary access, etc.).)

Reviewed by _____ Date 12/30/2013 Phone (626) 458-4915
Yong Guo

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 72216 (rev)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously required, an approved traffic study is required prior to tentative map approval and is currently under review. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 458-4721 for additional information.

2. As previously required, we recommend adding a secondary means of access off First Avenue as far from the intersection to provide better traffic circulation and to avoid overloading Candlelight Drive.

3. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. As previously requested, submit evidence of DRP's concurrence that street frontage can be waived and place a note on the tentative map requesting permission to waive street frontage requirements. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 12-23-2013
tr72216r-rev3

COUNTY OF LOS ANGELES
DEPARTMENT OF THE PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER

TRACT MAP NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Prior to tentative map approval the sewer area study PC 12188 AS currently in plan-check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

Prepared by Tony Khatkhali Phone (626) 458-4921 Date 01-02-2014
tr72216s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

Tr72216L-rev3.doc
http://planning.lacounty.gov/case/view/r2013-00317/

The following reports consisting of ___ 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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

12. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

14. The first unit of this subdivision shall be filed as Tract No. 072216-01, the second unit, Tract No. 072216-02, and the last unit, Tract No. 072216.

15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

16. The street frontage requirement for Lots #1 to #3, Lots #11 to #17, and Lot #20 needs to be waived by the Advisory Agency.

17. 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.

18. 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.

19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

20. 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 JKC

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

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

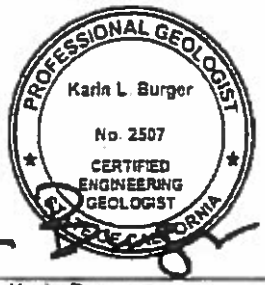
DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP	72216	**TENTATIVE MAP DATED**	Dec 10 2013 Exhibit (rev)
SUBDIVIDER	Brookfield Residential	**LOCATION**	Whittier
ENGINEER	Fuscoe Engineering, Inc	**GRADING BY SUBDIVIDER**	[Y] (Y or N) (20,935 c.y.)
GEOLOGIST	--	**REPORT DATE**	--
SOILS ENGINEER	--	**REPORT DATE**	---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/30/13 is attached.



Reviewed by _____ Date December 30, 2013

Karin Burger

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	72216
Location	Whittier
Developer/Owner	Brookfield Residential
Engineer/Architect	Fuscoe Engineering, Inc.
Soils Engineer	---
Geologist	---

Review of:

Tentative Tract/Parcel Map Dated by Regional Planning 12/10/13 (Revision and Exhibit)
Previous Review Sheet Dated 8/15/13

ACTION:

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

REMARKS:

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

2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: ***http://ladpw.org/gmed/permits/docs/manual.pdf***.

Prepared by _____ Date 12/30/13
Erick del Bosque

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8 Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 72216 Rev3

TENTATIVE MAP DATED 12-10-2013

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 latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. 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.

2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.

3. We have no objection for the proposal final map and construction phasing; any changes and revisions shall be subject to Public Works and Regional Planning approval.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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.

5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Tony Hui Date 01/07/2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 72216 (rev)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT MAP DATED 12-10-2013

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

1. Provide standard property line return radii of 27 feet at the intersection of Candlelight Drive and First Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.

3. Construct new driveway entrance to meet ADA requirements on Candlelight Drive to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.

4. Repair any damaged improvements during construction to the satisfaction of Public Works.

5. Reconstruct the curb ramp at the intersection of First Avenue and Candlelight Drive to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.

6. Construct full-width sidewalk and curb ramp at all returns.

7. Plant street trees along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

8. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.

9. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape along the property frontages to the satisfaction of Public Works.

10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

11. Comply with the mitigation measures identified in the attached _____

memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

12. Comply with the following street lighting requirements:

a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

13. Permission is granted to record multiple final map phases as shown in the approved Exhibit map.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 12-23-2013
tr72216r-rev3

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

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 buildings 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 building.

3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 01-02-2014

tr72216w-rev3.doc

OUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

C.U.P. _____ Vicinity _____

☐ **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 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative 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 Fire Department recommends approval of this project, including the proposed phasing, as presently submitted with the conditions of approval as indicated on the Additional Page.**

By Inspector: Juan C Padilla Date January 27, 2014

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

Revised Report _____

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

☒ The required fire flow for public fire hydrants at this location is **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 4 public fire hydrant(s). Upgrade / Verify 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.

☒ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **See additional sheet for specific holds and conditions.**

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 January 27, 2014

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 72216 **Map Date:** December 10, 2013

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

1 The proposed Private Street for this development shall be designed to comply with the approved Private Drives and Traffic Calming Design Guidelines as approved by the Department of Public Works and the Fire Department.

2 The Access Drive cross section as shown on the cover page is labeled as Fire Lane. Each Access Drive shall be labeled as Private Driveway and Fire Lane on the Final Map. Approved No Parking/Fire Lane signage and/or stripping within the Access Drive is required prior to occupancy.

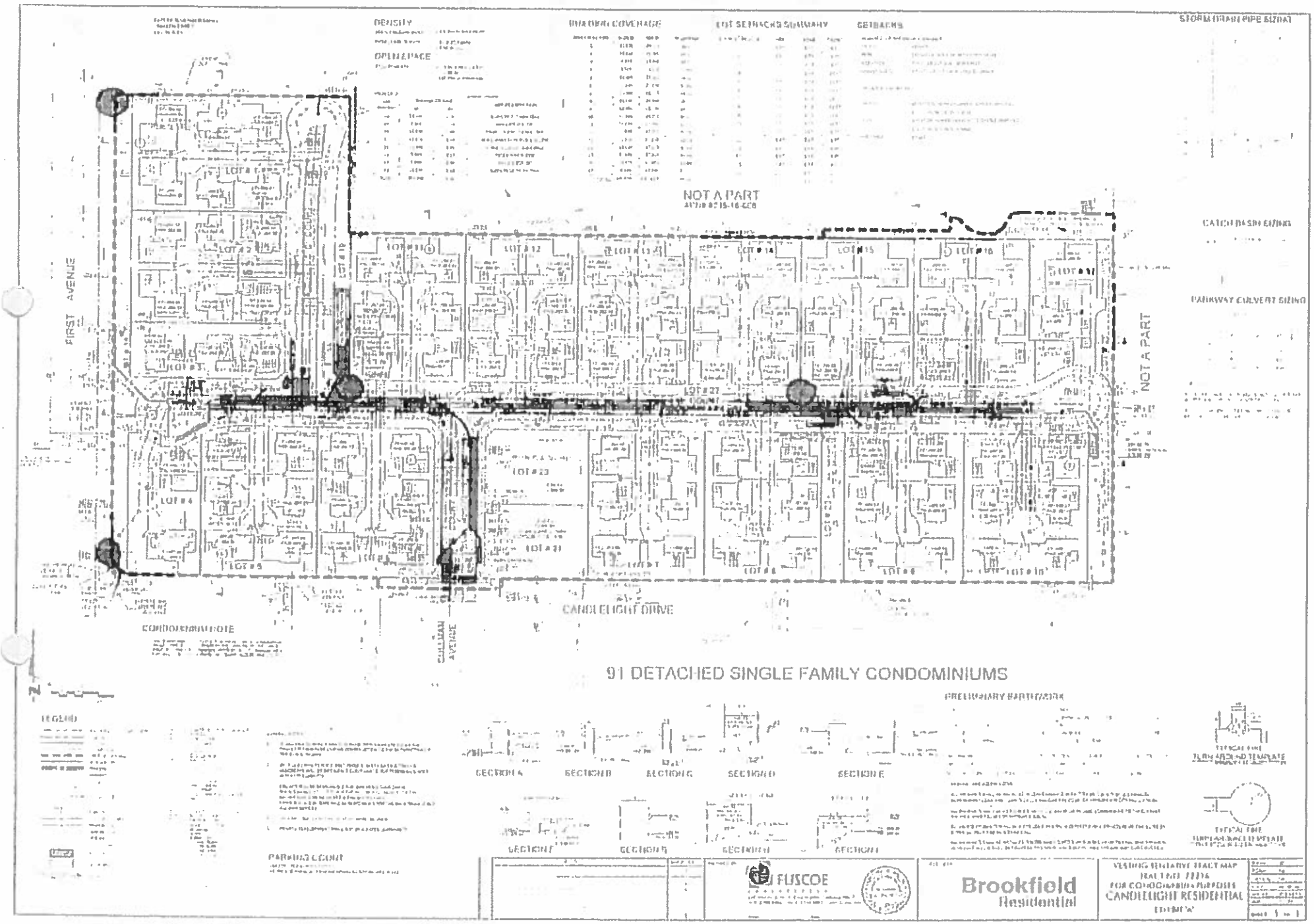
3 Prior to installation of the required 5 public fire hydrants, submit 3 copies of the Water Improvement Plans prepared by Suburban Water Systems to the Fire Department for review and approval.

4 No parking is allowed within 15 feet of either side of a fire hydrant (CVC 22514). Approved red curb stripping will be required prior to occupancy. Due to the location of the required fire hydrant(s), the proposed parking maybe effected.

5 All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

By Inspector: Joan C. Padilla Date: January 27, 2014

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



FIRE HYDRANT LOCATIONS

01-27-14

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	72216	DRP Map Date: 12/10/2013	SCM Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

Total Units [91] = Proposed Units [91] + Exempt Units [0]

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	1.00
IN-LIEU FEES	$253,359

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $253,359 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (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) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 4th
December 30, 2013 15 59 12
QMB02F FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 72216	DRP Map Date: 12/10/2013	SMC Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area # 2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

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 91 = Proposed Units 91 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.68	0.0030	91	1.00
M.F. < 5 Units	3.61	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	3.32	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	1.00

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.00	$253,359	$253,359

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
1.00	0.00	0.00	1.00	$253,359	$253,359

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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

December 27, 2013

Vesting Tentative Tract Map No. 072216

Vicinity: Whittier

Vesting Tentative Tract Map Date: December 10, 2013

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Tract Map 072216** based on the use of public water (Suburban Water Systems) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS (M.T)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESOLUTION
PROJECT NO. R2013-00317-(4)
ZONE CHANGE NO. 201300002

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300002 On July 30, 2014:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada, Southeast Whittier Zoned District.

2. The project is a request for a new residential condominium unit development of 91 detached dwelling units and associated recreational amenities including a ½ acre community park. The project requires the following entitlements:

    a. A Vesting Map subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot;

    b. A Conditional Use Permit (CUP) for the Residential Planned Development (RPD) and Development Program (DP) zones;

    c. A Parking Permit for reduced guest parking stall widths of eight feet.

3. The project is consistent with the General Plan, as it is consistent with the land use designation for the property and implements General Plan Goals and Policies that support urban residential infill development with a high quality of design.

4. The project complies with applicable zoning regulations and standards, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.

5. The project proposes a detached residential land use within a predominantly detached residential family neighborhood. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program).

2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 17, 2014, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 30, 2014.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 3-0-0-2

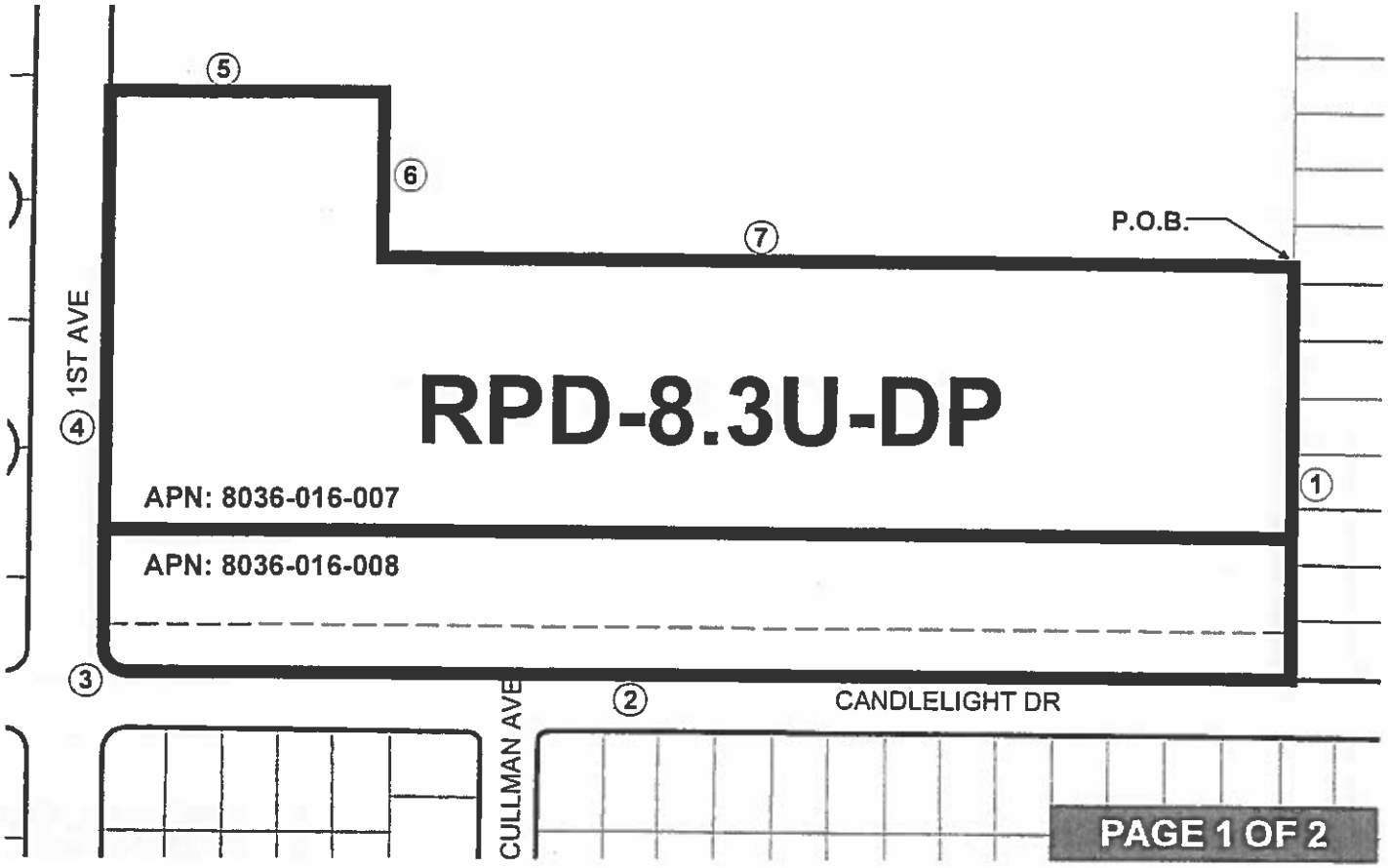
Vote by Commissioner Name:

Concurring: Valadez, Shell, Pedersen
Dissenting: None
Abstaining: None
Absent: Louie, Modugno

NP:jds
7/30/14

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW'LY CORNER OF LOT 187 OF TRACT NO. 24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS. SAID POINT BEING ON THE S'LY RIGHT-OF-WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF; S.00°04'30"E. ALONG THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02' TO THE TRUE POINT OF BEGINNING;

(1) S.00°04'30"E. 435.99' TO A POINT ON THE N'LY RIGHT-OF-WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF;

(2) N.89°49'37"W. ALONG SAID N'LY RIGHT-OF-WAY LINE, 1240.53' TO A POINT ON A TANGENT 25' RADIUS CURVE CONCAVE NE'LY TO WHICH A RADIAL LINE BEARS S.00°10'23"W;

(3) NW'LY ALONG SAID CURVE 39.30' THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS N.89°45'32"W., SAID POINT BEING ON THE E'LY RIGHT-OF-WAY LINE OF FIRST AVENUE, DISTANT 40' FROM THE CENTERLINE THEREOF;

(4) N.00°14'28"E. ALONG SAID E'LY RIGHT-OF-WAY LINE, 587.59';

(5) S.89°49'37"E., 292';

(6) S.00°14'28"W.; 174.89'

(7) S.89°43'26"E.; 971.16' TO A POINT ON THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING;
PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN

CONTINUE TO PAGE 2

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

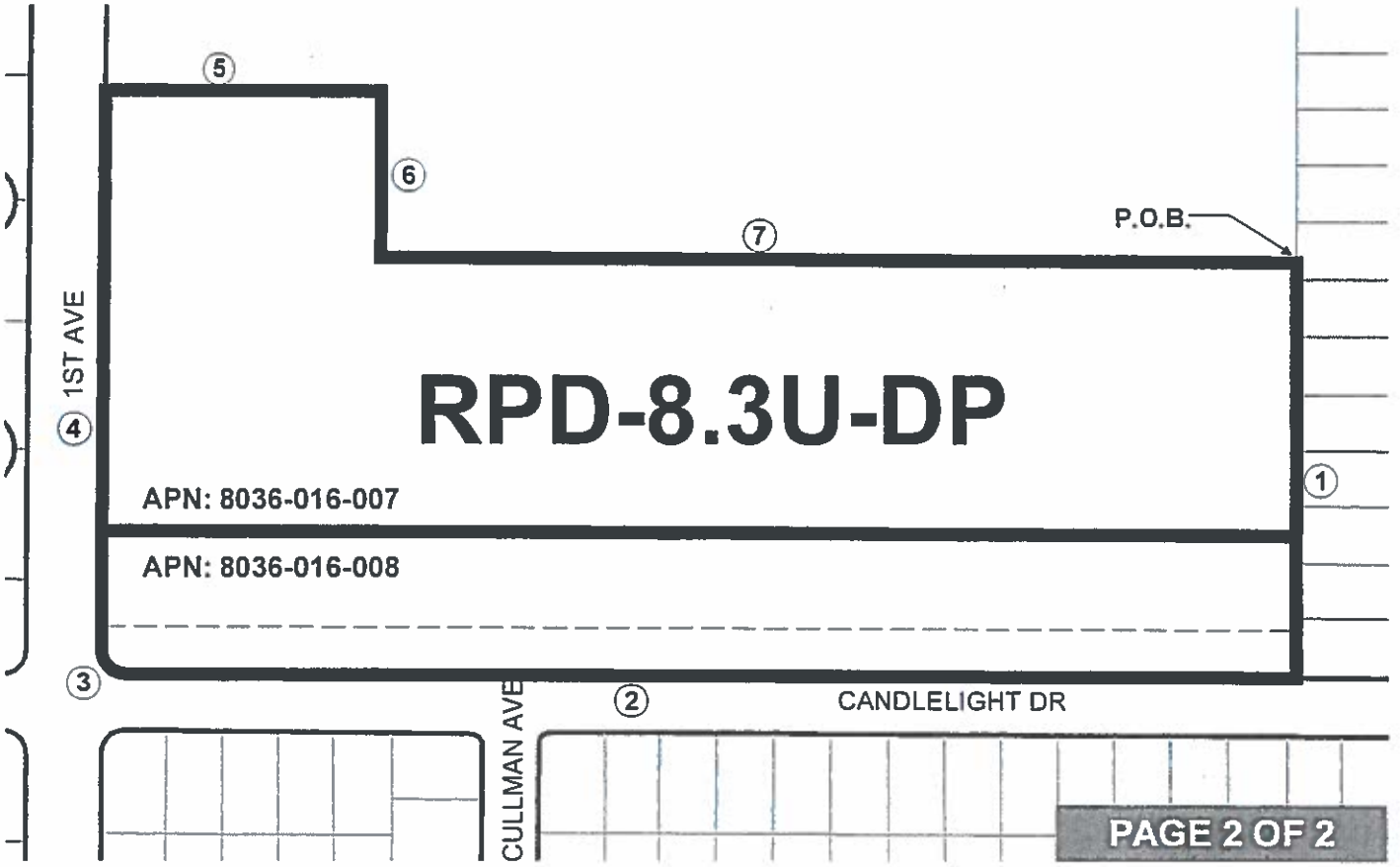
0 100 200

FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11-1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12-0564808 ON APRIL 12, 2012. APN:8036-016-007, APN:8036-016-008.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200

FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

DATE 7/30/14 **AGENDA ITEM No. 9**

FAVOR ☐ OPPOSE/CONCERN ☒

☐ APPLICANT

PUBLIC COMMENT AGENDA ITEM ☐

OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

Rosen
LAST NAME

Marjean
FIRST NAME

ORGANIZATION (IF APPLICABLE)

16248 Candlelight Dr
STREET ADDRESS

Whittier 90604
CITY **ZIP CODE**

mrosen39@msn.com
EMAIL ADDRESS (OPTIONAL)

562-943-4690
TELEPHONE NUMBER

SPEAKER CARDS

Summary of your position on this matter (optional)
option of zoning & traffic concerns

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

DATE 2/3/14 **AGENDA ITEM No.** 9

FAVOR ☐ OPPOSE/CONCERN ☐

☐ APPLICANT

PUBLIC COMMENT AGENDA ITEM ☐

OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

Waldner

LAST NAME

Ed

FIRST NAME

ORGANIZATION (IF APPLICABLE)

12101 Cullman Ave

STREET ADDRESS

Whittier CA 90604

CITY **ZIP CODE**

ewaldner@verizon.net

EMAIL ADDRESS (OPTIONAL)

562-896-6645

TELEPHONE NUMBER

SPEAKER CARDS

Summary of your position on this matter (optional)

Traffic, lost of the views, and Traffic outside my house.

☐ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

DATE 1/30/14 **AGENDA ITEM No. 9**

FAVOR ☐ OPPOSE/CONCERN ☐

☒ APPLICANT

PUBLIC COMMENT AGENDA ITEM ☐

OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

BARTLETT
LAST NAME

DAVE
FIRST NAME

BROOKFIELD
ORGANIZATION (IF APPLICABLE)

3090 BRISTOL #200
STREET ADDRESS

COSTA MESA
CITY

ZIP CODE

EMAIL ADDRESS (OPTIONAL)

714-329-3203
TELEPHONE NUMBER

SPEAKER CARDS

Summary of your position on this matter (optional)

Applicant - in favor.

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

DATE 7/30/14 **AGENDA ITEM No.** 9

FAVOR ☐ OPPOSE/CONCERN ☑

☐ APPLICANT

PUBLIC COMMENT AGENDA ITEM ☑

OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

DARLING

LAST NAME

DONALD

FIRST NAME

ORGANIZATION (IF APPLICABLE)

12413 TIGRINA AVE

STREET ADDRESS

WHITTIER 90604

CITY **ZIP CODE**

dino@kx6d.com

EMAIL ADDRESS (OPTIONAL)

562-665-6286

TELEPHONE NUMBER

SPEAKER CARDS

Summary of your position on this matter (optional)

I AND THE RESIDENTS IN THE AREA DO NOT ~~DISH~~ SUPPORT THE BUILDING OF NEW HOMES IN OUR COMMUNITY DUE TO INCREASE OF TRAFFIC IN THE AREA. THE ONLY MIDDLE SCHOOL HAS ALREADY INSTALLED MULTIPLE TEMPORARY CLASS ROOMS AND ARE AT CAPACITY UNLESS EVEN MORE TEMPORARY BUILDINGS ARE BUILT.

☐ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

DATE 1/30/14 AGENDA ITEM No. 9

FAVOR ☐ OPPOSE/CONCERN ☐

☒ APPLICANT

PUBLIC COMMENT AGENDA ITEM ☐

OTHER ☒

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

BARRETT
LAST NAME

RICHARD E.
FIRST NAME

LLG ENGINEERS
ORGANIZATION (IF APPLICABLE)

2 EXECUTIVE CIRCLE
STREET ADDRESS

IRVINE 92618
CITY ZIP CODE

barrettd@llgengineers.com
EMAIL ADDRESS (OPTIONAL)

9498256175
TELEPHONE NUMBER

SPEAKER CARDS

Summary of your position on this matter (optional)

TRAFFIC CONSULTANT FOR PROPOSED PROJECT

☐ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

From:	Jeannie Avelar
To:	Jodie Sackett
Subject:	FW: Project No R2013-00317 - Intersection of 1st Ave. and Candlelight Dr Southeast Whittier
Date:	Tuesday, July 29, 2014 2:46:49 PM
Importance:	High

Dear Mr. Sackett,

I am reaching out to you regarding a proposed subdivision of land to create 91 detached condominium units on 13.86 acres in Southeast Whittier.

Those of us in the area have been deeply concerned about this project from the get go and have met with Brookfield and the Supervisors office on many occasions to discuss.

We believe this development is ill conceived and will:

- Have a negative effect on the health & safety of our community

- Destroy the only remaining free open space for many square miles. The community has had prescriptive (easement) right to utilize the dirt track for walking and running; and the local soccer organizations have regularly hosted games on the playing fields. This does not appear to be adequately addressed in the staff report or Environmental document.

- Severely impact traffic – there seems to be a disconnect here. If there are no traffic impacts why is there a signal being planned? This issues has not been adequately addressed.

- Create additional crowding at our already overcrowded schools. How will this be mitigated?

- Erode property values – this is a single family neighborhood of predominantly single story homes. This project is out of character of the surrounding community, again this issue is not adequately addressed by staff.

I respectfully ask if the County Staff will be able to prove documentation there

is not a deed restriction on title related to the development of the property upon it being sold by the school district. When the property was sold off we in the area were given assurances that the property would be used for educational and recreational use. Per state law the transfer of school property requires an open public bid if not being transferred to a public agency or educational facility. Its seems the now sale of this property is an end-around to this law and is certainly not an act of good faith. If Staff cannot definitively confirm there is no restriction then I request the project be postponed and the matter continued to a later date until a thorough review of the property title completed. Another title concern and a possible violation of the Subdivision Map Act is the creation of the two lots being sold. The Staff Report indicates the these two lots were created with a Lot Line Adjustment. From my understanding the Subdivision Map Act only provides for legal subdivision with a Parcel Map or Tentative Tract Map and Lot Line Adjustments are only for minor adjustments to lot lines and not the creation of new parcels. I would encourage Staff to revisit this issue and to confirm the parcels being planned for this development are in fact legal parcels.

Further to my concerns:

-What are the open space requirements for the project and do they meet with the Quimby Act and provide enough open space based on the additional population brought by this project

-To what extent in the project Environmental Initial Study was the impacts to Open Space assessed?

-Why the need for an additional traffic light on First Ave, this will impact air quality several times a day when cars are backed up in idle waiting at the light…if there will be that much traffic the project presents health issues for the area, we already contend with the noise, exhaust and dust pollution issue from Imperial Hwy

-It appears the nature of these proposed homes are to load into the garages with Drive Courts. What development/Zoning standards does this type of product fall into under the Counties current zoning code?

-Does the project need variances or relief from existing zoning standards? If so why can’t the developer design a project that confirm to the existing

standards and the underlying General Plan designation?

-These are all Two Story Units! Why is the County willing to consider homes that are out of character from the surrounding community?

-Plans call for a community garden. Is it open to the public and is it easily accessible to the public? Is it ADA accessible from the public sidewalk off Candlelight?

-In the March 21st 2013 Subdivision Committee Meeting Review the request was made to " Add "MAJOR LAND DIVISION" " to the title description that change alone should be cause for reconsideration and reduction of this project.

-The sales pitch described the surrounding area of remaining 13.86 acres as:

–…" The City of Whittier
and the surrounding communities represent mature, urban
communities that are fully built-out…"
We are "Built Out" and the builder is offering 12,378 sq ft of Public Access Park and the Tot Park is to be "private"? If it has been determined that this is a "MAJOR LAND DIVISION" one must propose a reasonable size park be provided for public use. 12,378 sq ft and a couple of benches is not reasonable nor should it be acceptable.

We strongly believe the developer should not only provide the land but also construct park amenities such as a small
ball field, bbq and benches, tot-lot/play gym and a DG (decomposed granite) walking/running
trail around the park or community perimeter and plenty of trees where the present track is located. This park design should be an integral part
of the planning and design for the entire project and should be constructed by the builder and made available to the public prior to the first new home being occupied. Open space and a sizable park is non-existent in this part of the County and is so important to the life blood of the neighborhood and surrounding areas. On any given night neighbors meet at the fields (as we call them) to exercise, participate in soccer games, picnic and watch the sunset over Downtown LA…yes we can see it from the track area. My Kids and Grandkids learned to ride their bikes and hit a baseball on the field, free from

worry of cars or other dangers.

The report from the LOWELL JOINT SCHOOL DISTRICT dated July 15th, 2014 clearly indicates a concern about the addition of the projected students due to this proposed major development. Teachers, Kids and Classrooms are already impacted in this area with many having to seek inter district transfers so their needs can be met. There is simply not enough classroom space to hold an additional 200+ kids.

This project simply must be put on hold until further consideration and supports are put in place.

Yes, we are opposed to the project as it is currently designed. It is out of character from the surrounding community and it does have a significant impact that is not adequately addressed – the loss of open and recreational space. These together with the potential illegal subdivision and questionable transfer of what is currently designated as public facilities in the General Plan, warrant a more thorough review of any alternative use.

Kind Regards,

Jeannie Avelar
Concerned area home owner of 30+ years.

JEANNIEAVELAR@GMAIL.COM

DIRECT: 562.201.1956
FAX: 562.902.1944

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 24, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Jodie Sackett
Land Divisions Section

SUBJECT: Project No. R2013-00317-(4)
Parking Permit No. 201300009
Conditional Use Permit No. 201300021
Vesting Tentative Tract Map No. 072216
Zone Change No. 201300002
RPC Meeting: July 30, 2014
Agenda Item: 9

****SUPPLEMENTAL MEMO****

Project Description

The above-mentioned item is a proposal for a new residential condominium development of 91 detached dwelling units and a ½ acre community park in the A-1-7,000 (Light Agricultural – 7,000 Square Feet Minimum Required Lot Area) zone. The site currently contains an open playing field and a portion of a parking lot.

The hearing package for the subject project was delivered to your Commission on July 17, 2014.

Additional Correspondence Received

Please find enclosed one letter from the Lowell Joint School District dated July 15, 2014 for the above referenced item that was received subsequent to hearing package submittal to your Commission.

Staff Report Clarifications

In reviewing the staff report for the subject project, the applicant noted the following items which require clarification:

- On Page 1 of the staff report, the site plan description states that paved widths will be a maximum of 48 feet wide when in fact the plans show the paved width at a maximum of **46** feet wide.
- On Page 2 of the staff report, the site plan description states that a total of 74 uncovered parking spaces will be provided when in fact the plans show a total of **71** uncovered spaces provided.

Proposed Modification to Condition Language

The applicant has indicated that the developer wishes to construct a total of three model homes on the site prior to final map recordation. Staff requests to add the following new condition of approval:

- *The construction of model homes on the subject site prior to final map recordation is authorized. Prior to final map approval, the applicant may file a site plan review (Revised Exhibit "A") to Regional Planning for review and approval.*

Additionally, at the request of the applicant, staff requests to modify Condition 45 so that fences taller than 42" may be allowed in order to comply with building code regulations regarding safety near the proposed swimming pool (new language bolded and underlined):

- *Wall and fence heights surrounding the community park, community garden and tot lot shall not exceed 42 inches, except for those portions that* ***are needed to enclose the proposed swimming pool for safety reasons,*** *or are abutting the side yard and/or back yard spaces of any dwelling unit.*

Other than allowed by the CUP, all wall and fence heights will comply with the zoning code.

If you need further information, please contact Jodie Sackett at (213) 974-6433 or jsackett@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

NP:jds

Enclosure(s):
School District Letter dated 7/15/14

LOWELL JOINT SCHOOL DISTRICT

A Tradition of Excellence

11019 VALLEY HOME AVENUE, WHITTIER, CALIFORNIA 90603-3098
(562) 943-0211 FAX (562) 947-7874 www.ljsd.org

Patricia A. Howell Ed.D. – Superintendent of Schools

July 15, 2014 Via email: jsackett@planning.lacounty.gov

Jodie Sackett, Case Planner
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Project: Project No. R2013-00317-(4) / Tentative Tract Map 072216

Dear Ms. Sackett:

Thank you for providing the Lowell Joint School District (District) the opportunity to comment on the Brookfield Candlelight Residential Condominium Project.

It is the position of the District that development within the District should mitigate 100% of the cost of facilities needed to house the students that are generated by that development. It is important to note that statutory developer fees and state School Facility Program grant amounts do not fully mitigate the cost of constructing school facilities. Additional funding is needed to offset the costs associated with temporary housing and permanent construction of additional facilities to house and support the projected students.

A variety of options beyond statutory developer fees are available for mitigating the impact of development and include, but are not limited to:

1. Developer/District negotiated mitigation agreements
2. Mello-Roos Community Facilities Districts
3. Developer-Built Schools

The District encourages the developers to work proactively with the District to achieve appropriate mitigation solutions for the students generated by their respective developments and the collective and cumulative impacts that are created by multiple developments within the District's boundary.

Pursuant to Education Code Section 17620 et seq. and Government Code Section 65995 et seq., the District will require mitigation in the form of payment of statutory developer fees (at a minimum) in effect at the time building permits are issued to offset the educational facility costs associated with the additional students generated by this project.

Board of Trustees

Darin W. Barber, William A. Hinz, Brandon R. Jones, Fred W. Schambeck, Anastasia M. Shackelford

The District appreciates and welcomes dialog with the County and the Developer regarding projects such as this. We look forward to collaborating with the County, Developer, and Fullerton Joint Union High School District, who is also impacted by this project.

If you have any questions, please feel free to call me at (562) 902-4280.

Sincerely,

Andrea Reynolds
Assistant Superintendent of Administrative Services

cc Patricia Howell Ed.D., Superintendent
Lowell Joint School District

Ron Lebs, Assistant Superintendent, Business Services
Fullerton Joint Union High School District

Regional Planning Commission Transmittal Checklist

Hearing Date
07/30/2014
Agenda Item No.
9

Project Number: R2013-00317-(4)
Vesting Tentative Tract Map No. 072216
Zone Change No. 201300002
Case(s): Conditional Use Permit No. 201300021
Parking Permit No. 201300009
Environmental Assessment No. 201300031
Planner: Jodie Sackett

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (MND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☒ Exhibit Map
- ☒ Landscaping Plans
- ☒ Other: Community Park Plan
- ☒ Other: Phasing Plan
- ☐ Other

Reviewed By: Moushmi Paidar

Department of Regional Planning

Brookfield-Candlelight Homes (2011 Imagery)

Printed: Aug 07, 2012

N

0 100

Feet

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VICINITY MAP

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
R2013-00317-(4)

HEARING DATE
7/30/2014

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map No. 072216
Zone Change No. 201300002
Conditional Use Permit No. 201300021
Environmental Assessment No. 201300031

OWNER / APPLICANT
Brookfield Residential

MAP/EXHIBIT DATE
12/10/13

PROJECT OVERVIEW
A subdivision of land to create 91 detached condominium units on 13.86 acres, with an associated zone change from A-1-7,000 to RPD-8.3U-DP, CUP for the RPD and DP zones, and parking permit for reduced guest parking stall widths of 8 feet. A ½-acre community park, community garden and tot lot are proposed. The site currently has an open grass field with some trees and a portion of a running track and parking lot previously used by the adjacent chiropractic college. There are no oak trees onsite.

LOCATION
Intersection of 1st Ave. and Candlelight Dr., Southeast Whittier

ACCESS
Candlelight Drive

ASSESSORS PARCEL NUMBER(S)
8036-016-007, 8036-016-008

SITE AREA
13.86 gross (10.99 net) acres

GENERAL PLAN / LOCAL PLAN
Countywide

ZONED DISTRICT
Southeast Whittier

LAND USE DESIGNATION
Category P (Public Facility)

ZONE
A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Required Lot Area)

PROPOSED UNITS
91

MAX DENSITY/UNITS
N/A under Category P
59 under current zoning
91 under proposed zoning

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration (MND) with mitigation measures for: aesthetics, air quality, biological resources, cultural resources, geology/soils, noise, transportation/traffic, and mitigation compliance.

KEY ISSUES
1. Consistency with the Los Angeles County General Plan
2. Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
   a. 22.16.110 Zone Change Burden of Proof
   b. 22.20.460 Residential Planned Development Zone
   c. 22.40.070 Development Program Zone
   d. 22.56.040 CUP Burden of Proof
   e. 22.56.1020 Parking Permit Burden of Proof

CASE PLANNER: Jodie Sackett
PHONE NUMBER: (213) 974 - 6433
E-MAIL ADDRESS: jsackett@planning.lacounty.gov

PROJECT DESCRIPTION

The project is a new residential condominium development of 91 detached dwelling units set within a surrounding community of predominantly single-family residences. The project also contains a ½-acre (24,800 square foot) community park, a 1,900 square foot community garden, and a 1,950 square foot tot lot.

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map No. 072216: A subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot on 13.86 gross (10.99 net) acres.
- Zone Change No. 201300002: To change the existing A-1-7,000 zoning to RPD 8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Net Acre – Development Program).
- Conditional Use Permit No. 201300021: For the Residential Planned Development (RPD) and Development Program (DP) zones associated with the Zone Change Request.
- Parking Permit No. 201300009: To allow reduced guest parking stall dimension widths of 8.0 feet.

SITE PLAN DESCRIPTION

General Description: The site plan (Exhibit "A") dated 12-10-13 depicts a residential condominium development of 91 detached dwelling units dispersed throughout the "L"-shaped site on a total of 17 multi-family lots. The dwelling units are typically sited in a "six-pack" configuration on one multi-family lot and arranged around a common driveway used for both vehicle (garage) and pedestrian (front door) access.

Access: The project site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the site. The main entry, "A" Court, is the only vehicular entry into the development. "A" Court is un-gated and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 48 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. Besides the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the site, and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

Parking: A total of 256 parking spaces are provided onsite: 182 covered (garage) and 74 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

Recreation/Amenities[1]: Located adjacent and to the immediate east of "A" Court is the primary amenity of the development—a 0.56 acre community park. The community park is divided in half with a "private" side to the north, containing a pool, courtyard, event room and barbecue area that are to be open to residents and guests; and a "public" side to the south, containing a shaded grass area with several benches that is proposed to be open to the public. The community park is visible from the public street and can be directly accessed by the public without entering the development. Other development features include a community garden located along "C" Court in the northwesterly area of the site, and a "tot lot" (small children's playground) located at the far easterly terminus of "B" Court.

Building/Site Design: Along Candlelight Drive, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units are located to the rear and are not visible from Candlelight Drive. Along First Avenue, there is a sizeable elevation difference (approximately 10-12 feet) from the street to the site. Here, dwellings will be oriented with their fronts facing away from the street, with a retaining wall and fence separating the back yards of residences from a landscaped slope that runs along the First Avenue sidewalk. The dwellings range from 3 to 5 bedrooms (2,250 to 3,750 square feet) in size and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Farmhouse", "Craftsman" and "Spanish" architectural styles.

Walls & Fences: Due to the change in site elevation, there are several retaining walls and combination block-retaining walls located along the perimeter of the site, mainly along the northerly border next to the adjacent chiropractic college, and along First Avenue. Combination block and retaining walls vary from 1 to 8 feet in height, with the highest walls located in the north (within the dwelling unit rear yards) next to the adjacent college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

Open Space: The project consists of a total of 3.41 acres of open space, or approximately 31% of the net acreage of the development. The open space is provided in three primary formats-- please refer to the following table:

[1] Please refer to the attached conceptual landscaping plan for more detail regarding the project's recreation amenities.

Open Space Format	Acres	Description
Separate HOA-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31% of net project area

Grading: A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on site (no import or export of dirt).

EXISTING ZONING

The subject property is zoned A-1-7,000 (Light Agricultural – 7,000 Square foot Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: A-1-7,000
South: R-A-6,200 (Residential-Agricultural – 6,200 Square Foot Minimum Required Lot Area)
East: R-A-6,200
West: R-A-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)

EXISTING LAND USES

The subject property is currently developed with a portion of a paved parking lot and an open grass field containing a portion of a dirt running track.

Surrounding properties are developed as follows:

North: A 23-acre chiropractic college campus
South: Single-family residences
East: Single-family residences and a middle school
West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

The 13.86-acre subject property was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences – SCUHS). On December 27, 2011, the Department of Regional Planning approved a Lot Line Adjustment (LLA – No. 201100020) between SCUHS and the subject project, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the subject site to be re-developed.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Aesthetics: A tree planting plan for the removal of several large (scenic) evergreen trees located in a corner of the site; a lighting plan and photometric survey to mitigate for light glare and light trespass.
- Air Quality: A note on construction drawings for the implementation of fugitive dust control measures.
- Biological Resources: A field nesting survey to minimize impacts to onsite nesting birds.
- Cultural Resources: Retention of a qualified archaeologist in the event that buried cultural materials are encountered during site grading and construction; retention of a qualified paleontologist in the event that bedrock formations are penetrated; retention of the County coroner in the event that human remains are discovered.
- Geology/Soils: Compliance with all recommendations specified in the Preliminary Geotechnical Subsurface Evaluation related to the potential damaging effects of expansive soils, fill settlement, groundwater seepage, etc, and to reduce seismic risk to an "acceptable level."
- Noise: Limitation of the hours of construction activities; decibel level restrictions on powered tools and machinery; emplacement of a temporary noise barrier; use of smaller bulldozing machinery in sensitive areas of the site.
- Transportation/Traffic: For project-related traffic impacts, pay a fair share for the offsite improvement of nearby public road intersections.
- Mitigation Compliance: Submit mitigation compliance reports and pay mitigation monitoring fees to Regional planning until all mitigation measures have been implemented and completed.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the P (Public and Semi-Public Facilities) land use category of the Countywide General Plan. This designation is intended for:

> *"...airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities and fairgrounds".*[2]

The General Plan also states that:

> *"...in the event that public use of mapped or unmapped facilities is terminated, alternative uses compatible with the surrounding development, in keeping with the community character, and consistent with the intent of the overall Plan objectives may be permitted."*[3]

The proposed residential condominium development is consistent with the P land use designation, as it consists of a land use (detached dwelling units) that is compatible with the surrounding community primarily containing detached residences. In addition, providing infill housing and community recreational features is consistent with the policies of the General Plan.[4]

Zoning Ordinance and Development Standards Compliance

The project proposes a zone change to RPD. Pursuant to Section 22.20.460 of the County Code, establishments in the RPD Zone are subject to the following development standards[5] (staff replies are in ***bold italics***):

1. Area. The proposed development plan shall include, as a condition of use, a parcel of land containing not less than five acres. ***The subject site is greater than five acres.***

2. Density. When property in Zone RPD is developed, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol. ***The project proposes the correct net area density designation – 8.3U.***

3. Type of Structures.

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[2] 1980 Countywide General Plan, p. LU-15.
[3] See General Plan Footnote 4, p. LU-15.
[4] See General Plan: Open Space Element (*"Develop local parks in urban areas as part of urban revitalization projects, wherever possible"*, Policy 28, p. OS-23); and Urban Residential Development - Residential Infill (*"Encourage residential infill at densities compatible with and slightly higher than those of surrounding uses"*, p. LU-20).
[5] Only the specific development standards are listed here. The full text of the zoning code can be found in Section 22.20.460.

a. Dwelling units may be in single-family detached, two-family or multiple residential structures, or they may be mobile homes. ***The dwelling units are single-family detached.***
b. The hearing officer may approve places of public assembly, recreational buildings and accessory buildings if for the primary use of persons residing within the planned development project and located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second. ***The proposed recreational building is primarily for residents, one story in height, and more than 10 feet from the adjacent buildings.***
c. The hearing officer, in considering placement and type of structures, may modify or require a greater depth for yards than would be required if developed as provided in subsection A. ***Reduced yard setbacks are proposed.***[6]

4. Open Space. Open space shall comprise not less than 30 percent of the net area. ***Project proposes 3.41 acres of open space, or 31% of the net project area.***

Subject to the approval of the hearing officer, open space may include one or more of the following, designated for the use and enjoyment of all of the occupants of the planned residential development or appropriate phase thereof:

a. Common open space developed for recreational purposes; ***Community park, tot lot***
b. Areas of scenic or natural beauty forming a portion of the proposed development; ***Landscaped slopes along First Ave. and Candlelight Dr.; landscaped areas along pedestrian/bike "paseos"***
c. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches; ***Community park, tot lot***
d. Present or future hiking, riding or bicycle trails; ***Pedestrian/bike paseos connecting to Candlelight Dr.***
e. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way; ***Landscaped slopes along First Ave. and Candlelight Dr.***
f. Other similar areas determined appropriate by the hearing officer. ***Community garden***

Reservation of open space shall be made a condition of approval. Such

[6] See exhibit "A" sheet 1 for a summary table of proposed yard setbacks for each multi-family lot.

reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to insure the permanent reservation of, and where appropriate perpetual maintenance of, required open space. ***Proposed open spaces are held in separate fee lots and/or otherwise contained within common areas to be permanently maintained by an HOA. Pedestrian/bike paseos are further reserved via proposed easements to the general public.***

5. Building Coverage. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation. ***Total building coverage is 3.82 acres, or 34.8% of the net lot area.***

6. Parking. The provisions of Part 11 of Chapter 22.52 which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly and other recreational uses shall not apply when property in Zone RPD is developed pursuant to this subsection B. In granting a conditional use permit for a planned residential development, the hearing officer shall require automobile parking for such uses in an amount adequate to prevent traffic congestion and excessive on-street parking; provided, however, in no event shall less than one covered parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly or recreational uses specified in said Part 11 of Chapter 22.52 be permitted. ***The project overall exceeds zoning code parking requirements, providing the required number of covered resident spaces and more than the required number of guest spaces.***

7. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement. ***All onsite utilities will be placed underground.***

8. Development Schedule. The hearing officer shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the hearing officer, be coordinated between phases as approved in subdivision 11 of this subsection B. The hearing officer may modify, without a hearing, this condition pertaining to the development schedule based upon an

affirmative showing, in writing, of hardship. ***A development schedule has been provided.***[7]

9. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code, Subdivisions. Where a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for private or public streets and pedestrian walks. ***A tentative map has been filed, reviewed and cleared by the Los Angeles County Subdivision Committee.***

10. Landscaping. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the hearing officer. ***A conceptual landscaping plan has been provided.***

11. Distribution of Open Space. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the hearing officer that the proposed development will provide as well or better for planned unit development within the intent of this section, the hearing officer may approve a division of open space encompassing more than one phase. ***Although each phase contains open space, some phases contain more open space due to the design of the development and the fact that a large portion of the open space is centralized and contained in one phase (the community park). However, the three main recreational/open space features - community garden, community park and tot lot - are evenly distributed within the development and included in Phases 1, 4 and 8, respectively.***

12. Where a division of open space will encompass more than one phase, the applicant shall provide the hearing officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application. ***A phasing map overlay is included on sheet 1 of the tentative map.***

Site Visit

Staff conducted a site visit prior to the public hearing, confirming that the property has been sufficiently posted for the public hearing and that no illegal uses or nuisances were observed on the property.

[7] See sheet 1 of the tentative map. Also see the revised development schedule provided as a separate attachment.

Burdens of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.16.110, 22.56.040, and 22.56.1020 of the County Code. Staff is of the opinion that the applicant has met the burdens of proof for the zone change, CUP and parking permit.[8]

Neighborhood Impact/Land Use Compatibility

Staff is of the opinion that the proposed development is compatible with the surrounding land uses and the overall neighborhood. The project is providing a high quality of design and common open space features (including a public-accessible park space) that will be an overall asset to the community.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Comments and reports from the Subdivision Committee for the map dated 12-10-13 have been attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Comments from the Fullerton Joint Union High School District dated 7-15-14 have been attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

As of 7-17-14, staff has received two items of correspondence from the public. The first item, a phone call from a local resident, expressed concerns with the lack of public recreation space in the immediate area, and the fact that the subject site would be removing a recreation space currently used by residents. The second item, an e-mail from another local resident, mainly expressed concerns with the proper posting of the site for the public hearing. Although the legal noticing standards were met, the resident had suggestions for more ideal location and positioning of signs. In response to these concerns, staff asked the applicant to re-check the sign postings and move two of the signs so that they were more visible for pedestrians. The applicant confirmed that these changes were completed.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Los Angeles County Regional Planning Commission.

[8] The Burdens of Proof with applicant's responses are attached.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project No. R2013-00317-(4), Conditional Use Permit No. 201300021, Parking Permit No. 201300009, Vesting Tentative Tract Map No. 072216, and Zone Change No. 201300002, subject to the attached conditions.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2013-00317-(4), CONDITIONAL USE PERMIT NO. 201300021, PARKING PERMIT NO. 201300009, VESTING TENTATIVE TRACT MAP NO. 072216, AND ZONE CHANGE NO. 201300002, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jodie Sackett, Senior Planner, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statements
Correspondence
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

NP:jds
7/17/14

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DRAFT RESOLUTION
PROJECT NO. R2013-00317-(4)
ZONE CHANGE NO. 201300002

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201300002 On July 30, 2014:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project site is located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada, Southeast Whittier Zoned District.

2. The project is a request for a new residential condominium unit development of 91 detached dwelling units and associated recreational amenities including a ½ acre community park. The project requires the following entitlements:

   a. A Vesting Map subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot;

   b. A Conditional Use Permit (CUP) for the Residential Planned Development (RPD) and Development Program (DP) zones;

   c. A Parking Permit for reduced guest parking stall widths of eight feet.

3. The project is consistent with the General Plan, as it is consistent with the land use designation for the property and implements General Plan Goals and Policies that support urban residential infill development with a high quality of design.

4. The project complies with applicable zoning regulations and standards, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as those for building height, setbacks, landscaping, parking and wall/fence heights.

5. The project proposes a detached residential land use within a predominantly detached residential family neighborhood. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

7. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to RPD-11U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program).

2. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated July 17, 2014, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;

3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;

4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on July 30, 2014.

_____
Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:
Concurring:
Dissenting:
Abstaining:
Absent:
Action Date:

NP:jds
7/17/14

DRAFT

CHANGE OF PRECISE PLAN

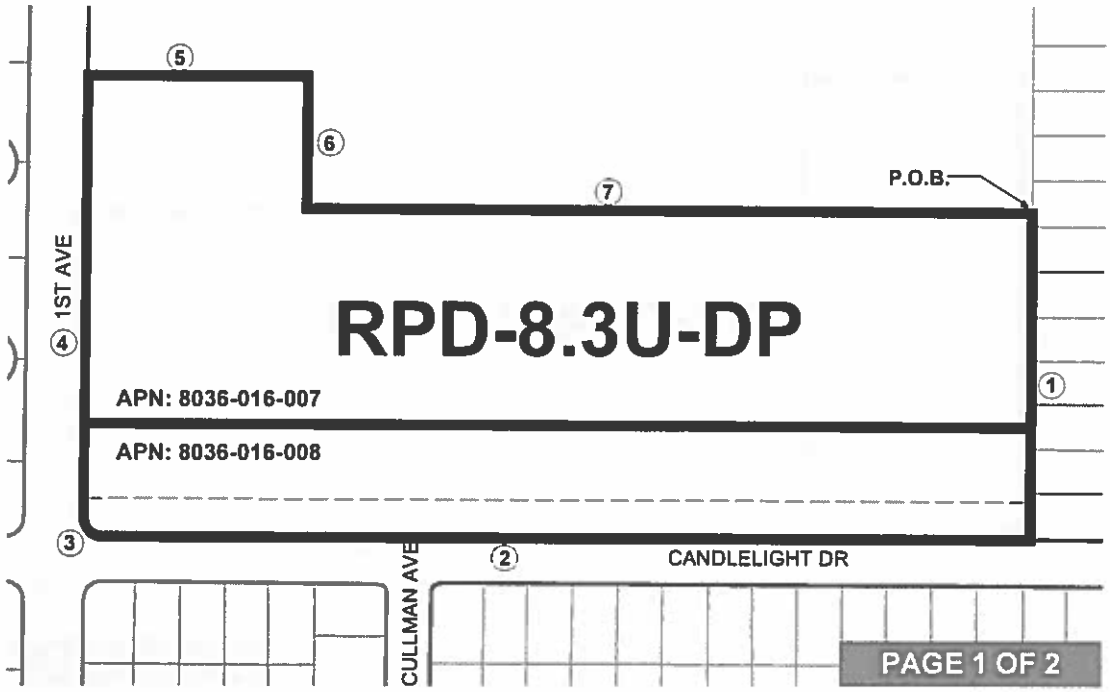
SOUTHEAST WHITTIER ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW'LY CORNER OF LOT 187 OF TRACT NO. 24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS. SAID POINT BEING ON THE S'LY RIGHT-OF-WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF; S.00°04'30"E. ALONG THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02' TO THE TRUE POINT OF BEGINNING;

(1) S.00°04'30"E. 435.99' TO A POINT ON THE N'LY RIGHT-OF-WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30' FROM THE CENTERLINE THEREOF;
(2) N.89°49'37"W. ALONG SAID N'LY RIGHT-OF-WAY LINE, 1240.53' TO A POINT ON A TANGENT 25' RADIUS CURVE CONCAVE NE'LY TO WHICH A RADIAL LINE BEARS S.00°10'23"W;
(3) NW'LY ALONG SAID CURVE 39.30' THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS N.89°45'32"W., SAID POINT BEING ON THE E'LY RIGHT-OF-WAY LINE OF FIRST AVENUE, DISTANT 40' FROM THE CENTERLINE THEREOF;
(4) N.00°14'28"E. ALONG SAID E'LY RIGHT-OF-WAY LINE, 587.59';
(5) S.89°49'37"E., 292';
(6) S.00°14'28"W.; 174.89'
(7) S.89°43'26"E.; 971.16' TO A POINT ON THE W'LY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING;
PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTHEAST_WHITTIER\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

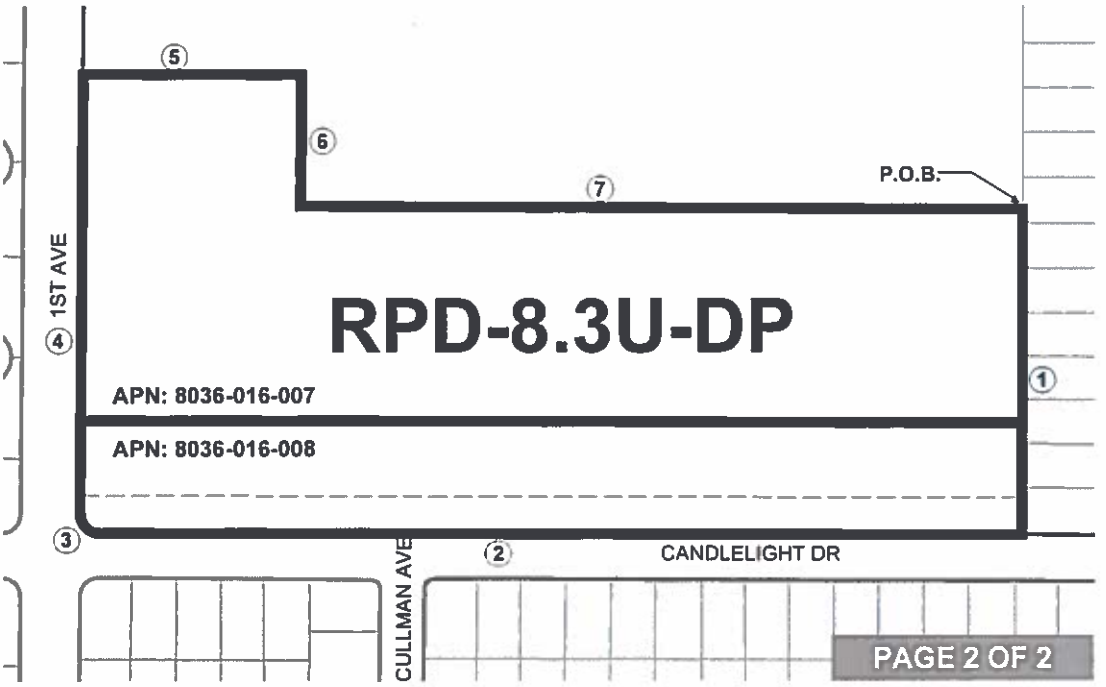
SOUTHEAST WHITTIER ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201300002

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11-1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12-0564808 ON APRIL 12, 2012. APN:8036-016-007, APN:8036-016-008.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
081H289
081H293
084H289
084H293

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTHEAST_WHITTIER\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 30, 2014, in the matter of Project No. R2013-00317-(4), consisting of Conditional Use Permit No. 201300021 ("CUP") and Parking Permit No. 201300009 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 072216 ("Vesting Map") and Zone Change No. 201300002 ("Zone Change").

2. The permittee, Brookfield Homes ("permittee"), requests the Project Permits to authorize the development of a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities ("Project") on a property located at the intersection of First Avenue and Candlelight Drive in the unincorporated community of East La Mirada ("Project Site").

3. The Vesting Map is a request for a subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot.

4. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1-7,000 (Light Agricultural – 7,000 Square Foot Minimum Lot Size) to Zone RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

5. The CUP is a related request for development within the in the Residential Planned Development ("RPD") and Development Program ("DP") zones, pursuant to the Los Angeles County Code ("County Code") Sections 22.20.460, 22.40.070 and 22.56.040.

6. The Parking Permit is a related request to authorize parking stall widths of eight feet within the internal streets and drives of the Project.

7. The approval of the Project Permits and Vesting Map will not become effective unless and until the Board has adopted the Zone Change, and it has become effective.

8. The Project Site is 13.86 gross (10.99 net) acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat to sloping topography and is developed with an athletic field and a parking lot.

9. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned A-1-7,000.

10. The Project Site is located within the P (Public Facilities) land use category of the Countywide General Plan Land Use Policy Map.

11. Surrounding zoning within a 500-foot radius includes:

    North: A-1-7,000
    South: R-A-6,200 (Residential-Agricultural – 6,200 Square Foot Minimum Required Lot Area)
    East: R-A-6,200
    West: R-A-6,000 (Residential-Agricultural – 6,000 Square Foot Minimum Required Lot Area)

12. Surrounding land uses within a 500-foot radius include:

    North: A 23-acre chiropractic college campus
    South: Single-family residences
    East: Single-family residences and a middle school
    West: Single-family residences

13. The 13.86-acre subject property was formerly a portion of the northerly-adjacent chiropractic college (The Southern California University of Health Sciences – SCUHS). On December 27, 2011, the Department of Regional Planning approved a Lot Line Adjustment (LLA – No. 201100020) between SCUHS and the subject project, reducing the chiropractic college campus area from 37 acres to 23 acres and allowing the subject site to be re-developed.

14. The site plan for the Project depicts a residential condominium development of 91 detached dwelling units dispersed throughout the "L"-shaped site on a total of 17 multi-family lots. The dwelling units are typically sited in a "six-pack" configuration on one multi-family lot and arranged around a common driveway used for both vehicle (garage) and pedestrian (front door) access.

    a. Access: The project site is accessed by First Avenue (a Secondary Highway) to the west and Candlelight Drive to the south. Primary access into the development occurs just north of the intersection of Candlelight Drive and Cullman Avenue located along the southerly border of the site. The main entry, "A" Court, is the only vehicular entry into the development. "A" Court is un-gated

and contains a landscaped median. Internal vehicle circulation is provided via a system of private streets and driveways varying in paved width from 24 to 48 feet. Internal private streets ("A" Court, "B" Court, and "C" Court) all contain 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade. Besides the main ("A" Court) entry, there are three other locations in which pedestrians may freely enter and exit the development: two 30-foot wide "paseos" (public pedestrian walkways) located along Candlelight Drive near the southeasterly side of the site, and a stairway located at the far westerly terminus of "B" Court which connects to First Avenue.

b. Parking: A total of 256 parking spaces are provided onsite: 182 covered (garage) and 74 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

c. Recreation/Amenities: Located adjacent and to the immediate east of "A" Court is the primary amenity of the development—a 0.56 acre community park. The community park is divided in half with a "private" side to the north, containing a pool, courtyard, event room and barbecue area that are to be open to residents and guests; and a "public" side to the south, containing a shaded grass area with several benches that is proposed to be open to the public. The community park is visible from the public street and can be directly accessed by the public without entering the development. Other development features include a community garden located along "C" Court in the northwesterly area of the site, and a "tot lot" (small children's playground) located at the far easterly terminus of "B" Court.

d. Building/Site Design: Along Candlelight Drive, dwelling units will be oriented with the front of the unit towards the street, with pedestrian entries directly connected to the public sidewalk. Vehicle garages for these units are located to the rear and are not visible from Candlelight Drive. Along First Avenue, there is a sizeable elevation difference (approximately 10-12 feet) from the street to the site. Here, dwellings will be oriented with their fronts facing away from the street, with a retaining wall and fence separating the back yards of residences from a landscaped slope that runs along the First Avenue sidewalk. The dwellings range from 3 to 5 bedrooms (2,250 to 3,750 square feet) in size and are all two stories in height, reaching a maximum of approximately 30 feet. The dwellings are proposed to be dispersed in an even distribution of "Farmhouse", "Craftsman" and "Spanish" architectural styles.

e. Walls & Fences: Due to the change in site elevation, there are several retaining walls and combination block-retaining walls located along the perimeter of the

site, mainly along the northerly border next to the adjacent chiropractic college, and along First Avenue. Combination block and retaining walls vary from 1 to 8 feet in height, with the highest walls located in the north (within the dwelling unit rear yards) next to the adjacent college. A combination of masonry walls and wrought iron fences are proposed throughout the development to divide front, side and rear yards between the dwelling units. No front yard wall or fence rises higher than 42 inches (3 ½ feet), with side and rear yard walls/fences not exceeding a maximum of 6 feet.

f. Open Space: The project consists of a total of 3.41 acres of open space, or approximately 31% of the net acreage of the development. The open space is provided according to the following:

Open Space Format	Acres	Description
Separate HOA-Maintained Lots	1.43	Community park, community garden, tot lot, paseos, landscaped slopes
Private Street Parkways	0.98	4 to 7 foot-wide landscape strips adjacent to the street curb containing grass and tree plantings
Front Yard Space on Multi-Family Lots	1.00	Grass, drought-tolerant trees and shrubs; various plants and flowers
Total	3.41	31% of net project area

g. Grading: A total of 20,995 cubic yards each of cut and fill material is proposed, for a combined total of 41,990 cubic yards of earthwork to be balanced on site (no import or export of dirt).

15. The Project Site is accessible via First Avenue to the west. Primary vehicular access to the Project Site will be via an entrance/exit on Candlelight Drive. This is the only means of vehicular access into the Project.

16. A total of 256 parking spaces are provided onsite: 182 covered (garage) and 74 uncovered (parallel/street). Parallel parking is provided along the private streets in order to accommodate guests. Each dwelling unit contains an attached two-car garage for required resident/homeowner parking, accessed from a common driveway shared by up to six dwelling units. One handicap-accessible parking stall is located on "B" Court in front of the community park. There are no parking lots or other parking facilities located onsite.

17. Prior to the Commission public hearing, in 2012, the Permittee reached out to members of the community to present the subject project and obtain citizen feedback. Additionally, in 2012, the Permittee consulted with the Department of Regional Planning ("Regional Planning") staff and attended a One-Stop meeting to discuss the conceptual project and its design. This consultation resulted in several changes to the project design. Significant among these changes included:

    a. Eliminating the gated street entryway into the development;
    b. Adding recreational amenities into the project, including a ½-acre community park, of which a portion is accessible to the public;
    c. Re-orienting proposed dwelling units along Candlelight Drive, to have the front of each dwelling facing the street; and
    d. Including pedestrian access ways into the development at Candlelight Drive and First Avenue that connect to the abutting public sidewalks.

18. The County Departments of Public Works, Fire, Parks and Recreation, and Public Health recommend approval of this Project and have recommended conditions of approval, which are included in the Project's conditions.

19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

21. Prior to the Commission's public hearing, Regional Planning staff received one phone call and one e-mail from residents having questions/concerns about the Project, related to the amount of recreation space within the surrounding community and the proper posting of the hearing signs, respectively. No other correspondence was received from the public regarding the Project.

22. Hearing Proceedings [RESERVED].

23. The Commission finds that the Project is consistent with the General Plan, insofar as the proposed land use, density and design of the Project are consistent with the existing land use designation and compatible with the surrounding community. The

Commission's also finds that the Project is consistent with the applicable Elements and Policies of the General Plan, insofar as the Project provides new housing on a vacant portion of urban infill land; provides sufficient recreation amenities for the benefit of the Project and surrounding community; and is designed in an attractive manner that will enhance the aesthetic character of the area.

24. The Commission finds that the Project is consistent with the proposed zoning designation, as the proposed designation allows the necessary building heights, setbacks, parking, landscaping and other related standards of the Project to be developed in compliance with the Zoning Code.

25. The Commission finds that the burdens of proof for the CUP, Parking Permit, Vesting Map and Zone Change have been satisfied.

26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Southeast Whittier/E. La Mirada community. On June 26, 2014, a total of 213 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Southeast Whittier Zoned District and to any additional interested parties.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

28. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the CUP:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan. The Project will implement the relevant Goals and Policies of the General Plan through the associated CUP, Parking Permit, Vesting Map and Zone Change, which allow the orderly development and regulation of the proposed use.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed use, detached residential dwelling units with associated recreational amenities, is compatible with surrounding land uses and thus does not create any adverse impacts or material detriments, nor constitute a public menace.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project Permits (CUP, Parking Permit) will ensure that the site is appropriately developed in compliance with the Zoning Code.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The site is served by two existing public roadways (First Avenue and Candlelight Drive), both of which are of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures have been included as part of the Project MND and MMRP.

Regarding the Parking Permit:

E. The applicant has met the burden of proof set forth in Section 22.56.1020. No reduction in the number of parking spaces is proposed, and the project exceeds Zoning Code parking requirements. As all required parking is contained within

the Project, there is no need for special parking arrangements or sharing of facilities. The request for reduced-width guest parking stalls of eight feet is sufficient for "on-street" parallel parking within the Project as it allows for sufficient emergency access for the Fire Department and would not implement impractical parking stall dimensions that would result in an inability to park vehicles. No offsite parking facilities, rear-lot transitional parking, or uncovered residential parking lots are proposed. As the Project contains more than the required number of parking spaces, no additional traffic congestion, excessive offsite parking or unauthorized use of adjacent offsite parking facilities will result. The proposed site is adequate in size and shape to accommodate all the remaining development features required for parking, such as covered resident parking, accessible parking, sufficient access, back-up space and parking stall dimension length.

F. No written protest to the proposed Parking Permit was received within 14 calendar days following the date on the public notice pursuant to Section 22.56.1050.

Regarding the Vesting Map:

G. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

H. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.

I. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

J. 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 Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

K. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

L. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.

M. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

N. 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.

O. 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.

P. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201300021, Parking Permit No. 201300009, and Vesting Tentative Tract Map No. 072216 and recommends approval of Zone Change No. 201300002 to the Board of Supervisors, subject to the attached conditions.

ACTION DATE: July 30, 2014

VOTE: [Concurring:Dissenting:Abstaining:Absent]

Vote by Commissioner Name [RESERVED]:
(Valadez, Shell, Louie, Pedersen, Modugno):

[RESERVED]
Concurring:
Dissenting:
Abstaining:
Absent:

NP:jds
7/17/14

C:Valadez, Shell, Louie, Pedersen, Modugno, Zoning Enforcement, Building and Safety

DRAFT

[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00317-(4)
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
VESTING TENTATIVE TRACT MAP NO. 072216

PROJECT DESCRIPTION

The project is a new residential condominium development consisting of 91 detached dwelling units, a community park and other recreational amenities subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7[recordation], and until all required monies have been paid pursuant to Condition No[s]. 10[inspection fees], 12[NOD/F&G fee], and 15[Mitigation Monitoring Fee]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], 9[expiration if not vested], and 12[NOD/F&G fee] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual

costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 072216. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$800.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for **four annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,256.25** ($2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,104.75** ($3,029.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval

or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings

shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

22. The following Residential Planned Development (RPD) conditions shall apply:

    a. When recreational buildings are proposed, the distance between buildings (including dwelling units) shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.

    b. Open space shall comprise not less than 30 percent of the overall project net area; provided however, that where the applicant submits evidence to the satisfaction of the Planning Director that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this section, the Planning Director may modify said requirements. Open space considered being within private side and rear yard areas of a dwelling unit shall not be included in the required open space calculation.

    c. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.

    d. The Director of Regional Planning ("Planning Director") shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Planning Director, be coordinated between phases as approved in subdivision 11 of this subsection B. The Planning Director may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

    e. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the Planning Director.

    f. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the

satisfaction of the Planning Director that the proposed development will provide as well or better for planned unit development within the intent of this section, the Planning Director may approve a division of open space encompassing more than one phase.

g. Where a division of open space will encompass more than one phase, the applicant shall provide the Planning Director with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application, as stipulated in Sections 22.20.460.B.12 and B.13.

23. The following Development Program (DP) conditions shall apply:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.

b. No existing building or structure which under the program is to be demolished shall be used.

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

24. Combined retaining wall/fence heights up to eight feet are authorized in the rear yard areas along the northerly project boundary adjacent to the SCUHS campus property.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

25. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces per each dwelling unit (2:1) and one uncovered space per each four dwelling units (1:4). The permittee shall also provide a minimum of one van-accessible parking space adjacent to the community park. The development has 91 dwelling units which would require not less than 182 covered resident spaces and 23 uncovered guest spaces be provided based on the applicable ratios mentioned. If the permittee changes the project so as to require less parking than the minimum requirement, the permittee

shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the development substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

26. Reduced guest parking stall widths of eight feet are authorized throughout the development.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

27. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

28. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated December 10, 2013), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

29. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 91 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

30. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

31. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

32. The subdivider shall provide at least 50 feet of street frontage for multi-family residential Lots 4 through 10 as indicated on the approved tentative map.

33. A request for a waiver of street frontage for multi-family residential Lots 1 through 3 and 11 through 17 is authorized.

34. The subdivider shall label the "private driveway and fire lane" on the final map.

35. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and widths as depicted on the approved exhibit map dated December 10, 2013, or an amended exhibit map approved by the Director.

36. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage (First Avenue and Candlelight Drive frontage, and also including A, B, and C Court within the subdivision), and, shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways within and adjacent to the development.

37. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.

38. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

39. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community park (Lots 20 and 21), community garden (Lot 19), tot lot (Lot 24), private driveways/fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

40. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.

41. Permission is granted to record multiple final maps. If multiple final maps are utilized, the boundaries of each individual unit ("phase") final maps shall be to the satisfaction of the Department of Public Works and Regional Planning. Each final map to record shall comply on its own, or in combination with, previously recorded maps, with the open space, parking, and lot area requirements of the Project. Prior to the approval of each final map, submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and

b. A summary table indicating the number and type of all lots shown, and the type and amount of open space and recreation area shown, on the current and previous final maps.

PROJECT SPECIFIC CONDITIONS

42. Lot 21 (community park, public-accessible portion) shall be phased into the middle of the development of the project and fully constructed prior to the issuance of the building permit for the 45th dwelling unit located within the project. A park site plan (Revised Exhibit "A") shall be submitted to Regional Planning for review and approval prior to the issuance of the 45th dwelling unit building permit.

43. Prior to final map recordation, an easement or easements granting public access shall be provided to Regional Planning for review and approval, and depicted on the final map, for the following areas:

    a. The community park (southerly portion), designated as Lot 21 as depicted on the tentative map;

    b. The pedestrian common walkways located within Lots 18, 20, 21, 22, 23 and 25 as depicted on the tentative map

44. Front yard wall and fence heights along Candlelight Drive and "A" Court, "B" Court and "C" Court shall not exceed 42 inches.

45. Wall and fence heights surrounding the community park, community garden and tot lot shall not exceed 42 inches, except for those portions that are abutting the side yard and/or back yard spaces of any dwelling unit.

46. All pedestrian common walkways throughout the development and the project entrance street ("A" Court) shall remain un-gated.

DRAFT

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Reports for the tentative map dated 12-10-13

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) All lots shall have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency.

(2) An approved Drainage Concept and a Water Quality Plan. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The drainage concept and Water Quality Plan shall be submitted directly to Public Works.

(3) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.

(4) Please see attached Road review sheet (Comments 2 and 3) for comments and requirements.

(5) An approved sewer area study. Sewer Area Study PC12188AS currently in plan check and must be approved. Please see attached Sewer review sheet (Comment 1) for comments and requirements.

+1 (3)

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

Tr72216L-rev3.doc
http://planning.lacounty.gov/case/view/r2013-00317/

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT NO. 072216

TENTATIVE MAP DATED 12/10/2013
EXHIBIT MAP 12/10/2013

Approval and clearance of the tentative map is subject to compliance with the following **drainage** comments:

☒ 1. A Water Quality Plan* (as part of the Drainage Concept) is required prior to tentative approval of the map when any of the following conditions exist:

- Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area.
- Street and/or road construction of 10,000 square feet or more of surface area.

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml

☒ 2. Prior to tentative map approval for drainage, submit a Drainage Concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention or detention devices may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention or detention devices. Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.

☒ 3. The latest Drainage Concept/Hydrology Study was reviewed on 11/20/2013 and was not approved. (The Drainage Concept cannot be approved before all drainage-related planning issues have been resolved (e.g. street frontage requirements, secondary access, etc.).)

Reviewed by Yong Guo Date 12/30/2013 Phone (626) 458-4915

Yong Guo

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 72216 (rev)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously required, an approved traffic study is required prior to tentative map approval and is currently under review. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 458-4721 for additional information.

2. As previously required, we recommend adding a secondary means of access off First Avenue as far from the intersection to provide better traffic circulation and to avoid overloading Candlelight Drive.

3. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. As previously requested, submit evidence of DRP's concurrence that street frontage can be waived and place a note on the tentative map requesting permission to waive street frontage requirements. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 12-23-2013
tr72216r-rev3

COUNTY OF LOS ANGELES
DEPARTMENT OF THE PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER

TRACT MAP NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Prior to tentative map approval the sewer area study PC 12188 AS currently in plan-check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 01-02-2014
tr72216s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

Tr72216L-rev3.doc
http://planning.lacounty.gov/case/view/r2013-00317/

The following reports consisting of ___ 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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

12. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

14. The first unit of this subdivision shall be filed as Tract No. 072216-01, the second unit, Tract No. 072216-02, and the last unit, Tract No. 072216.

15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

16. The street frontage requirement for Lots #1 to #3, Lots #11 to #17, and Lot #20 needs to be waived by the Advisory Agency.

17. 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.

18. 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.

19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

20. 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 JKC

Prepared by John Chin Phone (626) 458-4918 Date 01-06-2014

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

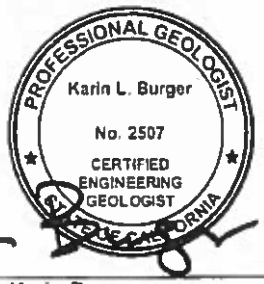
TENTATIVE TRACT MAP 72216
SUBDIVIDER Brookfield Residential
ENGINEER Fuscoe Engineering, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Dec 10 2013 Exhibit (rev)
LOCATION Whittier
GRADING BY SUBDIVIDER [Y] (Y or N) (20,995 c.y.)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/30/13 is attached.



Reviewed by _____ Date December 30, 2013
Karin Burger

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	72216
Location	Whittier
Developer/Owner	Brookfield Residential
Engineer/Architect	Fuscoe Engineering, Inc.
Soils Engineer	---
Geologist	---

Review of:

Tentative Tract/Parcel Map Dated by Regional Planning 12/10/13 (Revision and Exhibit)
Previous Review Sheet Dated 8/15/13

ACTION:

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

REMARKS:

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

2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: ***http://ladpw.org/gmed/permits/docs/manual.pdf***.

REGISTERED PROFESSIONAL ENGINEER
ERICK DEL BOSQUE
NO. 76607
EXP. 12/31/14
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 12/30/13
Erick del Bosque

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 72216 Rev3

TENTATIVE MAP DATED 12-10-2013

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 latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. 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.

2. Any proposed walls including retaining walls located within the 20 feet front yard shall be limited to 36" maximum.

3. We have no objection for the proposal final map and construction phasing; any changes and revisions shall be subject to Public Works and Regional Planning approval.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. 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.

5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Tony Hui Date 01/07/2014 Phone (626) 458-4921

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

1. Provide standard property line return radii of 27 feet at the intersection of Candlelight Drive and First Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.

3. Construct new driveway entrance to meet ADA requirements on Candlelight Drive to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.

4. Repair any damaged improvements during construction to the satisfaction of Public Works.

5. Reconstruct the curb ramp at the intersection of First Avenue and Candlelight Drive to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.

6. Construct full-width sidewalk and curb ramp at all returns.

7. Plant street trees along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

8. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.

9. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape along the property frontages to the satisfaction of Public Works.

10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

11. Comply with the mitigation measures identified in the attached _____

memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

12. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on First Avenue and Candlelight Drive to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

        1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

        2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

        3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

    c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

13. Permission is granted to record multiple final map phases as shown in the approved Exhibit map.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 12-23-2013
tr72216r-rev3

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

TRACT NO. 072216 (Rev.)

TENTATIVE MAP DATED 12-10-2013
EXHIBIT "A" MAP DATED 12-10-2013

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 buildings 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 building.

3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 01-02-2014
tr72216w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

C.U.P. _____ Vicinity _____

☐ **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 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative 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 Fire Department recommends approval of this project, including the proposed phasing, as presently submitted with the conditions of approval as indicated on the Additional Page.**

By Inspector: Juan C. Padilla Date January 27, 2014

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 72216 Map Date: December 10, 2013

Revised Report _____

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

☒ The required fire flow for public fire hydrants at this location is **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 4 public fire hydrant(s). Upgrade / Verify 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.

☒ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **See additional sheet for specific holds and conditions.**

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 JCP Date January 27, 2014

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 72216 **Map Date:** December 10, 2013

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

1 The proposed Private Street for this development shall be designed to comply with the approved Private Drives and Traffic Calming Design Guidelines as approved by the Department of Public Works and the Fire Department.

2 The Access Drive cross section as shown on the cover page is labeled as Fire Lane. Each Access Drive shall be labeled as Private Driveway and Fire Lane on the Final Map. Approved No Parking/Fire Lane signage and/or stripping within the Access Drive is required prior to occupancy.

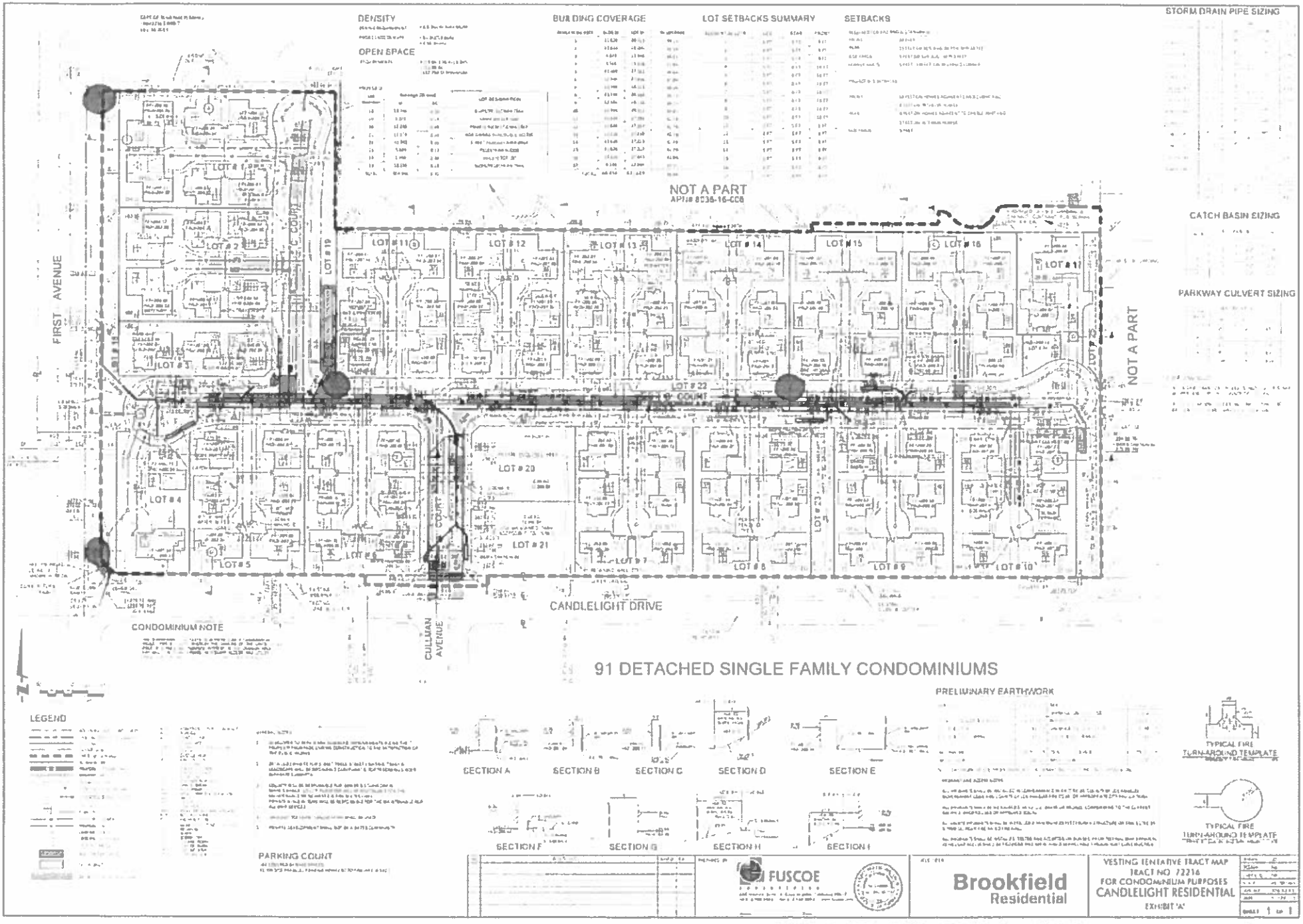
3 Prior to installation of the required 5 public fire hydrants, submit 3 copies of the Water Improvement Plans prepared by Suburban Water Systems to the Fire Department for review and approval.

4 No parking is allowed within 15 feet of either side of a fire hydrant (CVC 22514). Approved red curb stripping will be required prior to occupancy. Due to the location of the required fire hydrant(s), the proposed parking maybe effected.

5 All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

By Inspector: Juan C. Padilla Date: January 27, 2014

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



FIRE HYDRANT LOCATIONS

01-27-14

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	72216	DRP Map Date: 12/10/2013	SCM Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

Total Units [91] = Proposed Units [91] + Exempt Units [0]

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:	1.00
IN-LIEU FEES:	$253,359

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $253,359 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:**

The Representative Land Value (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) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 4th
December 30, 2013 15:59:12
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 72216	DRP Map Date: 12/10/2013	SMC Date: 01/23/2014	Report Date: 12/30/2013
Park Planning Area # 2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: TENTATIVE

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 91 = Proposed Units 91 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.68	0.0030	91	1.00
M.F. < 5 Units	3.61	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	3.32	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	1.00

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.00	$253,359	$253,359

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
1.00	0.00	0.00	1.00	$253,359	$253,359

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Fifth District

December 27, 2013

Vesting Tentative Tract Map No. 072216

Vicinity: Whittier

Vesting Tentative Tract Map Date: December 10, 2013

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Tract Map 072216** based on the use of public water (Suburban Water Systems) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS M.T
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

Zone Change Burden of Proof

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.

The site is designated PF, Public Facility, which permits alternative uses that are compatible with surrounding development, keep with community character, and are consistent with the intent of the overall General Plan objectives, as identified on page III-24 of the General Plan. The proposed residential project is compatible with its surrounding predominantly residential neighborhood.

The existing track, lawns, and parking lot are underutilized accessory uses for the Southern California University Health Sciences campus. Thus, a zone change to allow for residential use is appropriate for this residential community and will further Land Use Element Policy No. 24, which promotes compatible land use arrangements that reduce reliance on automobiles, thereby minimizing related social, economic, and environmental costs. The project will reduce reliance on automobiles with pedestrian-friendly connectivity and design features in the development, which also furthers the County's Healthy Design Ordinance.

The proposed zone change will help meet local and regional goals for additional housing and increase supply of quality condominium homes that are available for ownership. The condominium homes are designed with each unit detached, thus they will have the appearance of single family homes and be compatible with the existing single family residences in the surrounding neighborhood.

Construction of new ownership housing will strengthen the community by providing opportunities for those desiring to move to the East La Mirada area. East La Mirada is a built-out community with minimal vacant land available for development of residential homes. Infill development like this project provides additional housing to meet the current demand, thereby satisfying Goals of the County's General Plan Housing Element, including Goal 1, which encourages "...a wide range of housing types in sufficient supply to meet the needs of current and future residents," Goal 2, encouraging "sustainable communities, with access to employment opportunities, community facilities and services, and other amenities," and Goal 6, which encourages provision of "[a]n adequate supply of housing preserved and maintained in sound condition, located within safe and decent neighborhoods."

B. A need for the proposed zone classification exists within such area or district.

The General Plan recognizes the limited supply of prime land available for construction of new homes. The propose zone change will provide the opportunity for construction of new market-rate homes for the unincorporated East La Mirada community. Construction of new homes in the East La Mirada community will provide additional housing supply in a nearly built-out community and satisfy County General Plan Housing Element Goals and Policies.

According to the 2010 United States Census, East La Mirada is a Census-Designated Place with a total of 3,391 housing units, of which approximately 64.5 percent are owner-occupied. The proposed zone change will provide the opportunity to construct market-rate priced homes that could encourage an increase in home ownership. The 2010 United States Census also indicated that the homeowner vacancy rate was 0.6%, which is fairly low, suggesting a need for more residential units in East La Mirada.

C. That the particular property under consideration is a proper location for said zone classification within such area or district.

The site has access to necessary services and facilities within the community and is of sufficient size to accommodate residential development and on-site amenities at the proposed height and density. The project incorporates setbacks and design elements that are complementary to the surrounding residential homes, and proposes additional open space areas for the benefit of the existing and future residents.

The site is a proper location for residential homes, as it is currently surrounded predominantly by residential homes, with the exception of the Southern California University Health Sciences located immediately north of the project site, and Rancho Starbuck Intermediate School, located southeast of the project site.

The proposed zone change from A1-7,000 to (RPD-9.6U)-DP will further implement General Plan Land Use Policy No. 2 in encouraging development of well designed townhouses within an existing urban community.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The zone change will provide the opportunity to construct the proposed condominium residential project, which includes amenities and design features such as a community garden, parks, pedestrian connections, and landscaping that implement guidelines of the County's Healthy Design Ordinance, which is intended to improve the quality of life for the community residents and surrounding neighborhood.

The proposed zone change accommodates a density of 6.6 dwelling units per gross acre (9.6 units per net acre), which is comparable to the surrounding density of approximately 6.2 dwelling units per gross acre in the surrounding neighborhoods. The project provides an additional half-acre park that includes an open lawn area that will be accessible to the public and current residents of this community. The proposed density and project amenities were designed in the best interest of the community's public health, safety, and general welfare.

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location will not: 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
Please see attached
B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
Please see attached
C. That the proposed site is adequately served: 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
please see attached

Conditional Use Permit/Development Program
Burden of Proof

A. That the requested use at the location will not:

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surround area, or**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The project is designed to comply with applicable Uniform Building Code, Fire Code, and other applicable County Development related Codes, including health and safety codes. Additionally, quality development and best management practices will result in a successful, safe and an enjoyable living environment for new and existing residents.

The proposed for-sale condominium development will provide a quality environment for on-site and adjacent residents due to pedestrian-friendly project design features, including sidewalks spanning the entire project site and provision of pedestrian connection points along Candlelight Drive and First Avenue to encourage walkability.

Drought tolerant landscaping comprised of a variety of trees and shrubs is integrated throughout the development to improve the aesthetic quality of the community while complying with low impact development practices.

A community park and a private tot lot are provided for passive recreational use. A community garden is included in the project to encourage socializing among residents and provide additional outdoor activities for residents.

Circulation is designed with the entryway strategically located off Candlelight Drive directly across from Cullman Avenue so that ingress and egress are aligned with an existing street to avoid conflicting left turns, and so that access will be off a residential collector street.

The project is designed to include excess parking to ensure that it can adequately accommodate residents and guests on-site. Two covered garage spaces are provided for each unit. Additionally, on-street uncovered parking spaces are

provided along the interior streets so that the surrounding community is not negatively impacted by parking demand associated with the project, and to facilitate safe ingress/egress to and from the site.

The well-designed homes integrate quality architecture and construction materials to create an aesthetically appealing residential community that will enhance the economic vitality of the neighborhood. The project design is inspired by Craftsmen, Farmhouse and Spanish architecture, which will complement the existing homes along Candlelight Drive.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The development includes perimeter landscaping and block walls, and all homes include private yards, two-car garages and walls and/or fences to ensure privacy for each dwelling unit. The proposed setbacks are comparable to development standards of the R1 zone and deviations are pursuant to Code Section 22.20.460.B. Proposed front setbacks are between 8 feet and 18 feet, with setback distances dependent upon location of the unit. Increased setbacks are provided for units along Candlelight Drive. Rear setbacks are between approximately five and eight feet from property lines. Side yard setbacks are five feet, thus the separation distance between units is 10 feet. Proposed onsite wall heights that are interior to the site and along public-facing property edges (Candlelight Drive and First Avenue) are consistent with County development standards. A modification to the maximum 6-foot wall height standard is needed to accommodate an additional 1.5 feet in retaining wall height for the northern community wall facing the southern edge of the Southern California University of Health Sciences (SCUHS) campus. The additional retaining wall height is necessary due to the site fill that is required to meet minimum drainage requirements on the Candlelight Residential site and the planned 6-foot screen wall. The additional wall height will only be seen from the planned parking lot along the southern area of the SCUHS campus; therefore, the wall will not be in a highly visible location to public passersby or other sensitive uses.

The range and variety in setbacks, dependent upon unit location, allows for a clustering design that enables tucked away garages within a private motor courtyard, and no garage doors facing public streets. This design adds visual appeal

and interest along the street frontage, provides safe circulation, and a safe pedestrian experience.

The total building coverage is 3.82 acres, or 34 percent of the net area, well under the maximum 50 percent standard as specified by Code Section 22.20.460.B.5.

The total open space area is 3.40 acres or 30 percent of the net area, complying with the minimum 30 percent standard as specified by Code Section 22.20.460.B.4.

Building height is limited to a maximum of 35 feet with the exception of minor architectural features such as chimneys, consistent with the maximum 35 feet height limit that is permitted by Zone R-1.

Interior street widths, driveways, cul-de-sacs, curbs, aprons, and covered and uncovered parking stalls have been designed to meet Zoning Code, Building Code, and Fire Code standards.

C. That the proposed site is adequately served:

1. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
2. **By other public or private service facilities as are required.**

Proposed street improvements have been reviewed and agreed upon by County Traffic, and applicant will comply with all mitigation measures required by County Traffic based on review and approval of the traffic impact analysis prepared by Lindscott, Law & Greenspan Engineers.

A copy of a will-serve utility letter from the water purveyor is enclosed in this application and verifies that there is adequate water service and supply for the proposed development.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.
Please see attached Parking Permit Burden of Proof. Thank you.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
Please see attached Parking Permit Burden of Proof. Thank you.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.
Please see attached Parking Permit Burden of Proof. Thank you.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
Please see attached Parking Permit Burden of Proof. Thank you.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.
Please see attached Parking Permit Burden of Proof. Thank you.

Parking Permit Burden of Proof

A. That there will be no need for the number of parking spaces by Part 11 of Chapter 22.52.

This is not applicable to the parking permit being requested. For residential use, the Code specifies that every single-family residence on lots that are less than one acre per dwelling unit shall have two covered spaces. The Code does not specify guest space requirements for single-family residences and apartment houses require a ratio of one standard space for every four dwelling units as additional parking space requirements.

The Candlelight Residential project provides excess number of parking spaces with 182 garage spaces (two per unit) and 71 guest spaces that are accommodated along the interior street being proposed for the development.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

The Candlelight Residential project provides an excess number of parking spaces compared to County Code requirements with 182 garage spaces (two per unit) and 71 guest spaces that are accommodated along the interior street being proposed for the development. The guest parking spaces are proposed along the private streets within the Candlelight Residential community.

Per County Code Section 22.080.010, the dimensions for a standard automobile parking space are 8.5 feet in width by 18 feet in length. The proposed dimensions for the guest spaces on the private streets of the community are 8 feet x 22 feet, which is consistent with typical engineering design and would allow for adequate maneuvering into and out of the parking spaces. The requested 8-foot width is also consistent with the County Public Works standards for "Private Drives and Traffic Calming Design Guidelines Manual", which specifically identifies 8-foot parking stall widths for parking along private drive-residential collector streets with parallel parking. Additionally, per the Zoning Code, the 8-foot width is equivalent to the County's compact parking space width. However, due to the conflicts between the County's Code and design standards, County staff directed Brookfield Residential to submit a Parking Permit Application requesting the 8-foot width; therefore, this permit has been submitted merely as an administrative procedure.

There will be no conflicts arising from the proposed compact guest spaces. All required and additional parking spaces in excess of the County's Code requirement are being provided on the project site either in garages or on the interior, private streets. The proposed private street dimensions meets both Fire Code requirements for minimum fire lanes widths and Public Works street dimension requirements for private streets with allowed parking on both sides of the street. Setbacks from fire hydrants have also been accommodated to ensure that no guest parking spaces would interfere with access to proposed fire hydrant locations. A minimum distance of 15 feet from all hydrants has been incorporated into the design of parking space locations.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

This section is not applicable to the parking permit being requested. No off-site facilities, leases, or parking lots are being proposed for the project.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

The requested parking permit will not result in any traffic congestion, excessive off-site parking, or unauthorized use of other parking facilities. Rather, Candlelight Residential proposes an excess number of parking spaces from the County's Code requirement to ensure that the project will not result in residents or guests parking in the surrounding community.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The project has been designed to comply with the County's Healthy Design Ordinance, which was recently adopted by the Board of Supervisors on February 5, 2013. The project is adequate in size and accommodates yards, walls, fences, landscaping, and other development features as prescribed in the County's Codes while providing extensive pedestrian pathways and outdoor community amenities, such as a community garden, park, and tot lot, which encourages healthy lifestyles. The reduced widths for guest parking stalls along the interior streets of the proposed development would allow for larger landscaped areas between the sidewalk and homes that contribute to the concept of a healthy designed community.

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

MITIGATED NEGATIVE DECLARATION

Environmental Determination: Mitigated Negative Declaration
Project No. R2013-00317-(4)
Environmental Case No. 201300031

1. **Project Description:**
   A subdivision of land to create 91 detached condominium units on 13.86 acres, with an associated zone change from A-1-7,000 to RPD-8.3U-DP, CUP for the RPD and DP zones, and parking permit for reduced guest parking stall widths of 8 feet. A ½-acre community park, community garden, and tot lot are proposed. The site currently has an open grass field with some trees and a portion of a running track and parking lot previously used by the adjacent chiropractic college. There are no oak trees onsite.

2. **Project Location:**
   At the intersection of First Avenue and Candlelight Drive
   APN(s) 8036-016-007, 8036-016-008

3. **Proponent:**
   Brookfield Residential
   Attn: Dave Bartlett
   3090 Bristol St., Suite 220
   Costa Mesa, CA 92626

4. **Findings of No Significant Effect:**
   The initial study determined that the project will not have a significant effect on the environment.

5. **Location and custodian of record of proceedings:**
   The location and custodian of the record of proceedings on which adoption of this Negative Declaration is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by: Jodie Sackett JS

Date: 6/26/14

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031

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

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant	6/27/14 Date
Staff	6-27-14 Date

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2013-00317-(4) / VTTM NO. 072216 / CUP NO. 201300021 / ZONE CHANGE NO. 201300002 / ENV NO. 201300031

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted at the corner of Candlelight Drive and First Avenue that will sufficiently recreate the existing view of "nine tall evergreen trees" located in that portion of the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.	Approval of a tree planting plan (Revised Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit for the Candlelight Residential Project, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning
1.3	Aesthetics	Prior to the final final release of peformance bonds for onsite improvements, a final photometric survey shall be prepared by an electrical engineer, licensed landscape architect, or licensed professional designer, indicating that a field test has been performed after dark and the light rays are confined to the premises. The survey shall be submitted to the County of Los Angeles Director of Regional Planning, or designee, for review and approval.	Approval of a final photometric survey.	Prior to final bond release.	Applicant and subsequent owner(s)	Regional Planning

3.1	Air Quality	Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following: □ Apply soil stabilizers or moisten inactive areas; □ Prepare and implement a high wind dust control plan; □ Stabilize previously distributed areas if subsequent construction is delayed; □ Water exposed surfaces as needed for dust suppression (typically 3 times/day); □ Cover all stock piles with tarps at the end of each day or as needed; □ Provide water spray during loading and unloading of earthen materials; □ Minimize in-out traffic from construction zone; □ Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and □ Sweep streets daily if visible soil material is carried out from the construction site	Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Public Works/Building and Safety

4.1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no earlier than 3 days prior to the initiation of project activities to detect active nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Conduct pre-construction nesting bird survey.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.1	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning

5.2	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Applicant and subsequent owner(s)	County Coroner, or designee.

7.1	Geology / Soils	Mitigation shall be implemented in the form of strict compliance with all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.	Prior to issuance of grading Permits, the plans shall include notes indicating that all recommendations specified in Sections 4.1 through 4.13 in the Preliminary Geotechnical Subsurface Evaluation (LGC 2012) shall be implemented.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety

13.1	Noise	During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements: • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.	Prior to issuance of a grading permit and during grading activities.	Applicant and subsequent owner(s)	Public Health and Public Works/Building and Safety
13.2	Noise	During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern site boundary. If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.	Prior to issuance of a grading permit and during grading and construction activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety

17.1	Transportation / Traffic	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay the project's fair share contribution to offset its Year 2017 cumulative impacts at the intersections of Leffingwell Road/Lambert Road, 1st Avenue/Candlelight Drive, and Tigrina Avenue/Imperial Highway, which is presently estimated to be $228,250.00.	Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay $228,250.00 to the County for intersection improvements.	Prior to the issuance of Certificate of Use and Occupancy.	Applicant and subsequent owner(s)	Public Works/Building and Safety
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: Candlelight Residential / Project No. R2013-00317-(4) / VTTM No. 072216 / CUP No. 201300021 / Zone Change No. 201300002 / Environmental Review No. 201300031

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Jodie Sackett, (213) 974-6433

Project sponsor's name and address: Dave Bartlett of Brookfield Residential, 3090 Bristol Street, Suite 220, Costa Mesa, CA 92626

Project location: 16200 Amber Valley Drive, Whittier, CA 90604 / Intersection of First Avenue and Candlelight Drive, unincorporated East La Mirada

APN: 8036-016-007 & 8036-016-008 *Thomas Guide*: 708 A7 *USGS Quad*: La Habra, CA

Gross Acreage: 13.86 acres

General plan designation: Category P – Public and Semi-Public Facilities

Community/Area wide Plan designation: N/A

Zoning: Current Zone is A-1-7000 (Light Agriculture – 7,000 Square Foot Minimum Required Lot Area) / Proposed Zone is RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Net Acre – Development Program)

Description of project:

Summary

The Candlelight Residential project is a proposed 91-unit detached residential condominium development that would be located on predominantly flat land that is currently improved with lawns, a running track, and a parking lot located on the southern portion of the Southern California University of Health Sciences (SCUHS) property in East La Mirada. The project incorporates some "healthy design" concepts and includes a range of home sizes and layouts that are compatible with and comparable to its surrounding low - density single-family residential neighborhood.

The proposed project includes pedestrian pathways ("paseos") into the site from the public street. The project also includes a community garden and a half-acre community green space at the entrance to the site. The project site is located near existing schools, the Coyote Creek bikeway, and existing retail stores approximately 1 ¼ miles west of the site, off Imperial Highway and South Beach Boulevard.

The project would contain 91 two-story homes within a six-unit clustered, "motor courtyard" design with small private yards for each unit. The architecture of the project's single-family residences would is a mix of

Craftsman, Farmhouse and Spanish architecture, each incorporating single-story low-roofed elements. Proposed architectural materials would be plaster, batt and board vertical and horizontal siding, and concrete flat roof tiles. Residences would have ornamental lighting and earth-toned color selections. Each detached residential unit would include an attached garage; no garage doors face the major public streets. The garages would be accessed from private common driveways. One pedestrian connection point is proposed off First Avenue and four points are proposed off Candlelight Drive. The project's site plan is enclosed as Figure 3.

A total of four floor plans are proposed. The floor plans, which would be organized into detached single-family structures, would be the following approximate sizes:

Plan Type	No. of Homes	Beds/Baths	Estimated Square Footage Range
1	30	3-4/2-3	2,250-2,750
2	31	3-5/2-3	2,500-3,000
3	13	4-5/3-4	2,750-3,500
4	17	4-5/4	3,000-3,750

Source: Project Application

The project would include one main entryway off Candlelight Drive, across from Cullman Avenue. The entry drive would lead to an interior street that connects to three cul-de-sacs. The cul-de-sacs branch out into 16 dead-end private common driveways that access between two and six private garages. The interior private street and cul-de-sacs would be landscaped with street trees on both sides and each private common driveway would include landscaping and walkways. Guest and handicap-accessible parking would be accommodated in "parallel" design on the internal private street.

Each home would have two attached garage spaces, directly accessible from motor courtyards centrally located within each six-unit cluster. The community would include a total of 253 onsite parking spaces, or 2.78 spaces per unit (including 2 garage spaces and 0.78 uncovered spaces per unit). Of the 253 parking spaces, 182 are covered garage spaces and 71 are uncovered spaces.

Each home would front onto a "motor courtyard"—a common walkway and a combination landscaped/paved driveway area loaded with garages. Walkways would connect each residence to the site amenities, including an approximate half-acre community green located adjacent to the entryway, paseos, tot lot, and a community garden. The site's total accessible open space will be at least 30 percent of the net site area, as required by the proposed RPD zone standards.

The project is not proposed to be a gated community and will not have a gated street entrance. Pedestrian paseos into the site from the public street will remain open and not be gated. The project design includes landscaping to buffer the site from the SCUHS campus that is located immediately north.

The project includes the following common amenities:

- One ½-acre community green ("pocket park")
- One community garden
- Three pedestrian paseos
- One tot lot area

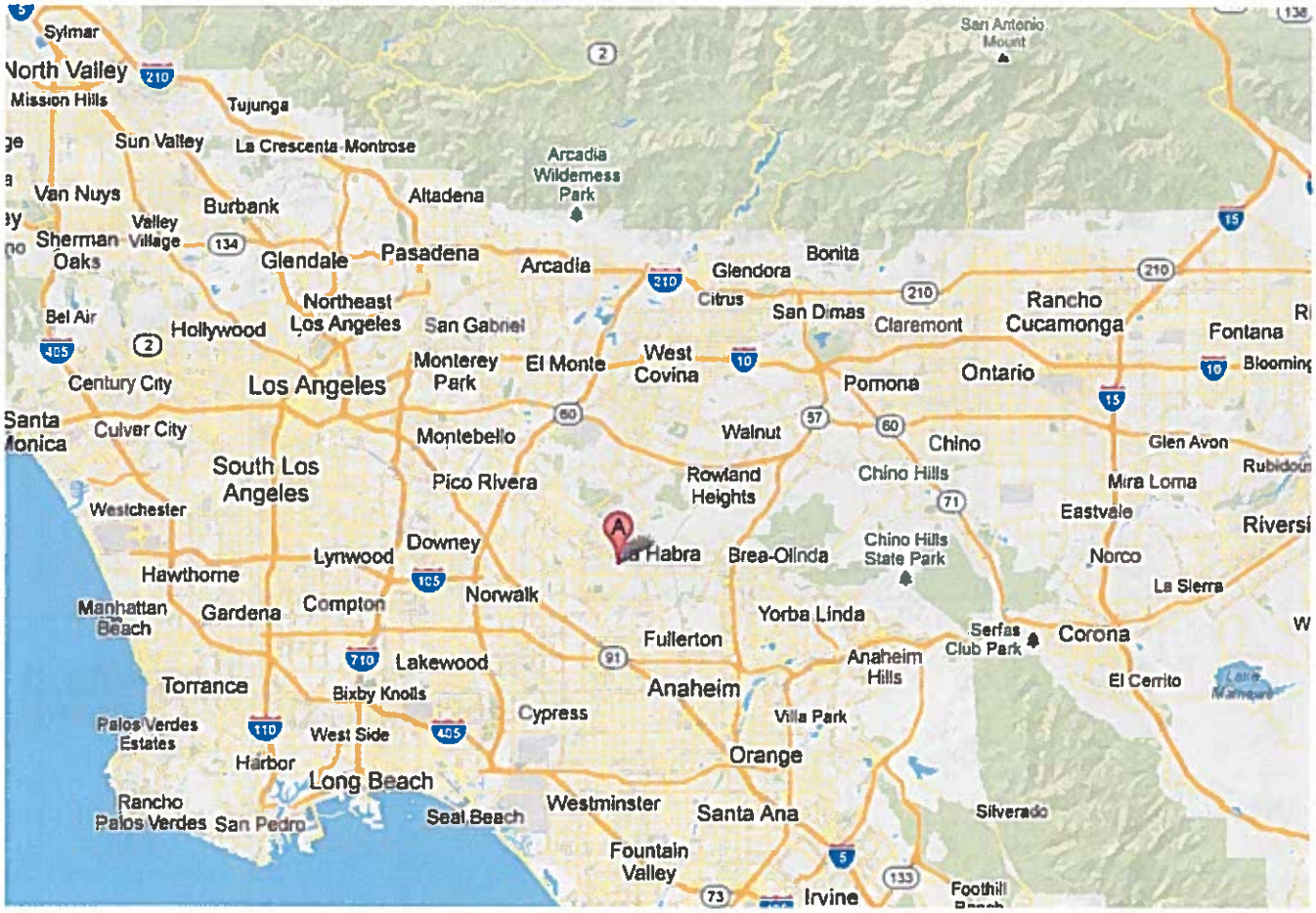
Project Location

The project encompasses 13.86 acres and is located at 16200 Amber Valley Drive in the unincorporated area of East La Mirada in Los Angeles County, California, as shown on Figure 1, Candlelight Residential Location Map. The project is located on the southern portion of the SCUHS campus. Ingress access directly to the project site is presently not available; however, there is connection from the existing parking lot to Candlelight Drive for egress purposes. The site is bound by First Avenue located immediately west and Candlelight Drive along the southern property line.

Project Background and History

The SCUHS site has existed as a school campus since 1961, when it was constructed as the Lowell High School, which includes the running track that currently exists along the southwest corner of the site. Lowell High School served the Fullerton Joint Union High School District until June 1980, when it was closed due to declining enrollment. In 1981, the Los Angeles College of Chiropractic (now included in the SCUHS) purchased the campus and continues to utilize many of the campus' original features in its regular operations.

Figure 1: Candlelight Residential Location Map



Google Maps, 2013

Surrounding Land Uses & Setting:

The project is situated within a predominantly single-family residential community with some parks and schools in nearby proximity. The site is bound to the north by the Health Sciences (SCUHS) campus,

existing single family residential to the east, Candlelight Drive to the south, and First Avenue to the west. Topographically, the site and the surrounding areas are relatively flat. There are existing retaining walls that are less than five feet in height and slopes of approximately 15 feet in height along the western property line. There is an asphalt parking lot located in the central portion of the site and a decomposed granite running track in the western portion of the site.

On-site vegetation consists of predominantly turf grass and non-native landscape trees. Observed wildlife is limited to common bird species such as bluebird, finches and sparrows, which are typical of the non-native plant communities present onsite.

The surrounding zoning within 500 feet of the project is A-1-7000 (Light Agriculture), R-A-6000, and R-A-6200 (R-A-6000 and R-A-6200 are both Residential Agriculture). The project is surrounded by residential development with a zoning designation of R-A-6200 to the east and south of the project, and R-A-6000 to the west. Surrounding residential use consists of primarily single-family detached homes. The entire Health Sciences campus is zoned A-1-7000, including the project site, but existing use of the campus is entirely for school related purposes and no agricultural uses currently exist. Figure 2, below, represents the existing zoning of the site and the surrounding community.

Figure 2: Existing Zoning

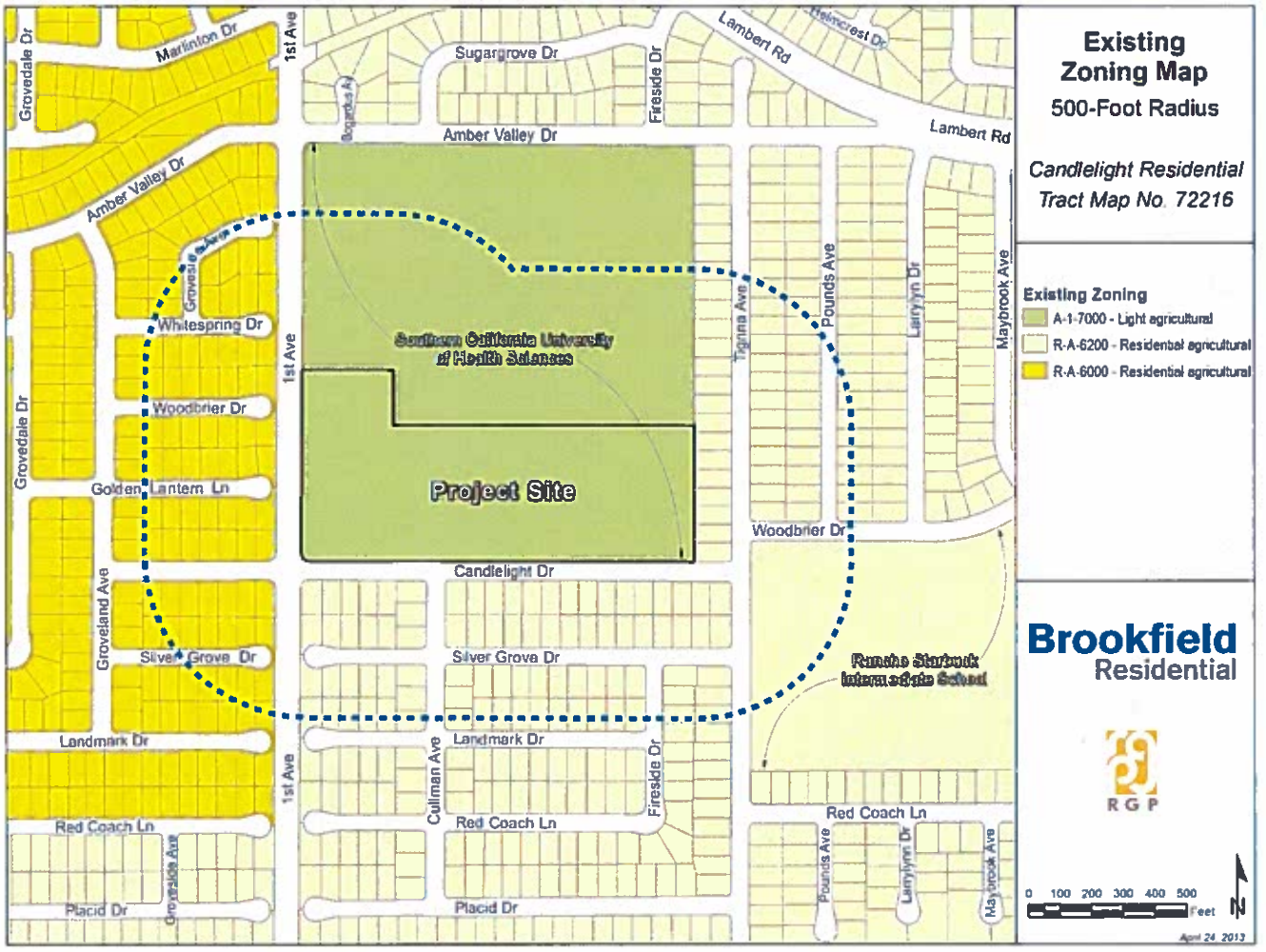


Figure 3: Site Plan

Requested Discretionary Approvals

Implementation of the project requires: 1) a Zone Change to change the site's zoning from A-1-7,000, Light Agricultural, to RPD-8.3U-DP, Residential Planned Development 8.3 Dwelling Units Per Net Acre Development Program Zone; 2) a Vesting Tentative Tract Map; 3) a Conditional Use Permit for the Residential Planned Development and the Development Program Zone; 4) a Parking Permit for reduced-width guest parking stalls; and 5) completion of an environmental review in compliance with the California Environmental Quality Act (CEQA).

Police and Fire Access

The proposed project would provide adequate emergency access via the private entry road that connects to Candlelight Drive. In addition to existing fire hydrants, the proposed project includes four fire hydrants along the private interior road. All interior streets and portions of all motor court driveways would be designated as fire lanes and road and driveway would be sufficient in width for fire-service vehicles, as depicted on the Fire Access and Hydrant exhibit that is included as part of Exhibit A of the Vesting Tentative Tract Map plan set. The project is proposed as a non-gated community and is accessible to police and fire services during emergencies.

Infrastructure Improvements

The project infrastructure components to be implemented would require improvements to, and connection with, existing infrastructure systems, consisting of electricity, natural gas, water, sanitary sewer, storm drains, and cable and internet services. All onsite infrastructure improvements would be constructed on site and would initially be maintained by the property owner with future maintenance by the established homeowners association. Any improvements to infrastructure in public roads, such as Candlelight Drive would be maintained by the County Department of Public Works. In addition to the onsite infrastructure improvements, the applicant would be required to pay a proportionate fair-share for traffic signal installations along the Candlelight Drive and First Avenue intersection and two other intersections, and roadway improvements that would be required along First Avenue and Candlelight Residential. The traffic signal and roadway improvements are discussed further under the Transportation/Traffic section of this Initial Study.

Project Area/Land Use Statistics

The subject property covers 13.86 acres (10.99 net acres) within the unincorporated East La Mirada community. The project's proposed density is 8.3 dwelling units per net acre. Gross land coverage on the project site would consist of:

	Gross Project Area	Percentage of Site
Building Coverage	3.82	28
Streets, Parking, and Driveways	2.56	18
Open Space/Recreation Area/Walkways	3.41	25*
Other (i.e. private yards)	4.07	29
Total	***13.86***	***100***

* Note: When calculating using net area that excludes the private interior street and driveways,

open space comprises 30% for common open space areas, and 54% if including sidewalks and private open space areas.

Other Future County Actions

Ministerial permits and approvals would be issued by the County to allow site preparation. Such permits include grading permits, encroachment permits, and building permits. It may also involve permits necessary for portable restrooms or temporary mobile construction buildings that may be needed during construction activities.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
None	

Major projects in the area:

Project/Case No.	*Description and Status*
CUP 99207	*Continued use of an elementary school, located on Maybrook Ave. appx. ½ mi. to the northeast; approved in Nov 2000*
CUP200900084	*To operate/convert an existing public school to a private school, located on Grovedale Dr. appx. ½ mile to the northwest, approved in Apr 2012*
CUP200900112	*To authorize a wireless telecommunication facility consisting of a 60 ft. pole on the SCUHS campus, located immediately to the north, approved in Nov 2010*

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 Mtns. Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area

Regional Significance

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

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management
- ☒ Public Health/Environmental Health Division
- ☒ Sanitation District
- ☒ Fire Department – Land Development Unit
- ☒ Parks and Recreation

Division (NPDES)
- Traffic and Lighting Division
- Environmental Programs Division
- Waterworks Division
- Sewer Maintenance Division

☒ Sheriff's Department

☐ State Parks

☒ LA County Office of Education (LACOE)/School Districts

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☒ Population/Housing
☐ Agriculture/Forest	☒ Hazards/Hazardous Materials	☒ Public Services
☒ Air Quality	☒ Hydrology/Water Quality	☒ Recreation
☒ Biological Resources	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Services
☒ Energy	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature (Prepared by) Date

_____ _____

Signature (Approved by) Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	☐	☐	☐	☒

No Impact. A scenic vista is defined as a viewpoint that provides expansion views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. The County has not designated any scenic vistas within the unincorporated East La Mirada area. Therefore, there are no scenic vistas in the project area, and no impacts would occur. No mitigation is required.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

No Impact. The project site would not visible and would not obstruct views from any existing regional riding or hiking trails. According to the County's Bicycle Master Plan, the unincorporated East La Mirada area includes a proposed Class II bike lane along First Avenue. This Class II lane is not currently designated a regional riding or hiking trail. Thus, the proposed project would have no impacts on any existing regional riding or hiking trail views.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.

There are no scenic rock outcroppings located within the project limits. The project site contains nine tall evergreen ("Canary pine") trees located near the corner of Candlelight and First Avenue (four trees on Candlelight, five on First Avenue), variable in height of approximately 25-50 feet. These trees, located on the outer edge of the subject site, are proposed to be removed when the site is graded or otherwise prepared for new development. Although not protected species, these trees are visibly taller than other trees in the immediate surrounding area. Their removal will have a noticeable visual impact and could be considered damaging to scenic views currently enjoyed by existing residents. In the event that the trees are removed, the mitigation measure MM-1 requires the project plant a sufficient number and type of similar trees that will re-establish the scenic tree view from the same vantage points along the adjoining streets. The new trees need not necessarily be of the same species as the existing trees.

Mitigation Measures:

MM-1: *a) Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted at the corner of Candlelight Drive and First Avenue that will sufficiently recreate the existing view of "nine tall evergreen trees" located in that portion of the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation.*

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

Less Than Significant Impact. Development of the project would result in the construction of 91 detached residential condominium units including an internal private street connecting from Candlelight Drive. The detached units would be two stories in height and have a similar first-floor footprint size compared with homes in the surrounding area. Most of the units will have significantly less front and backyard space compared with surrounding homes. The surrounding homes are nearly all single-story "ranch-style". Thus, the project will introduce distinctive building elements (taller homes, reduced yard sizes) into the community that may be considered undesirable by community members. However, the most visible proposed units, those fronting along Candlelight and First Avenue, will have larger front and rear yards that are more comparable with surrounding properties. The project's illustrative site plan shows that the project includes the planting of a number of new trees of several different varieties onsite in various areas such as along First Avenue and Candlelight Drive, at the project entry, along the proposed internal private streets and walkways, around the park and in front and side yards. The project architectural elevations depict new homes that will be different in style than that of surrounding homes, but of a traditional and high-quality character. The project will also introduce some desirable distinctive visual elements such as numerous new street tree plantings beyond County Code requirements and a lack of garage-facing doors along Candlelight and First Avenue. Particularly, the lack of garage-facing doors will improve neighborhood aesthetics by allowing more pedestrian-oriented architectural façade features to be visible from the street, and will also eliminate front yard driveway pavement and driveway curb cuts along the street. The internal private street will not be gated at the entry along Candlelight, thus helping to minimize the visually-segregated effect of having one entry for the entire project. Also located at the project entry is a proposed ¼-acre landscaped "community green" that, again, is desirably distinctive from an aesthetic standpoint. Moving into the project site from the Candlelight entry, the internal street will be loaded with individual private common drives that will provide garage parking access to individual units and reduce the overall number of individual front yard driveway pavements and curb cuts along the internal street. All these features already included as proposed will work to offset the moderate visual impacts expected by the new development. Thus, no mitigation is needed.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated.
The proposed project would introduce minimal nighttime lighting to the project site. Project lighting would include lighting along walkway paths, landscape lighting, low exterior residential lighting at front entrances, street lighting along the interior streets and First Ave. and Candlelight Drive, and back porch lighting. All lighting would be hooded or shielded to focus the light downward and to prevent light spillage onto

adjacent properties. The project site would be illuminated from sunset to sunrise (generally 6:00 p.m. to 6:00 a.m., depending on the time of year), which would introduce new nighttime lighting; however, the project lighting would be similar in intensity, character and coverage as existing light sources in the surrounding residential neighborhoods surrounding the sites. No extraordinary lighting is proposed that would impact nighttime views. Mitigation Measures MM-2 and MM-3 require the project applicant to prepare a site lighting plan and a photometric survey prior to construction. These measures are intended to minimize impacts of new sources of light and glare to adjacent land uses, limit nighttime lighting to that necessary for security, and ensure that lighting is shielded to reduce glare and spill lighting effects. Implementation of these mitigation measures would reduce potential impacts related to new lighting to a less than significant level.

Glare generation can occur from sunlight reflected from glass and reflective materials utilized on buildings. Any glare experienced as a result of sunlight reflecting off buildings would be temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Glare associated with the proposed project would be minimal and no more than that typically associated with existing residential use in the surrounding area. The project landscaping would reduce the effect of any glare by screening glare sources such as windows. Therefore, potential glare impacts would be less than significant.

Mitigation Measures:

MM-2: *Prior to issuance of any building permit for the Candlelight Residential Project, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.*

MM-3: Photometric Survey. *Prior to the final inspection, a final photometric survey shall be prepared by an electrical engineer, licensed landscape architect, or licensed professional designer, indicating that a field test has been performed after dark and the light rays are confined to the premises. The survey shall be submitted to the County of Los Angeles Director of Regional Planning, or designee, for review and approval.*

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) 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?	☐	☐	☐	☒

No Impact. The project site consists of an irregular piece of land located along the most southerly of the Southern California University Health Sciences campus. The central portion of the site is developed with a parking lot and to the east and west of the existing parking lot are open lawn areas/sports fields. The surrounding area is characterized by predominantly residential uses. The project site is not used for agricultural production and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project would not convert any type of farmland to a nonagricultural use or contribute to environmental changes that could result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

No Impact. The project site is currently zoned A-1-7000 which allows light agriculture and single-family residential uses; however, the site has been developed with a parking lot and sports fields. The site is not used for agricultural production and is not protected by, or eligible for, a Williamson Act contract. No impacts to agricultural resources would occur, and no mitigation is required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	☐	☐	☐	☒

No Impact. The central portion of the site is developed with a parking lot and to the east and west of the existing parking lot are open lawn areas/sports fields. There is also an existing dirt running track along the westerly portion of the site. The project site is currently zoned A-1-7000 which allows light agriculture and single-family residential uses. Approval of the project would change the zoning to allow for planned residential development. The project site does not contain nor is it used or zoned for forest land or timberland production. No impacts to forest land or timberland resources would occur, and no mitigation is required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. The central portion of the site is developed with a parking lot and to the east and west of the existing parking lot are open lawn areas/sports fields. There is also an existing dirt track along the westerly portion of the site. The project site is currently zoned A-1-7000 which allows light agriculture and single family residential uses. The project site is surrounded by urban development. Trees on the project site are found within the parking area, along the eastern perimeter, and at the south-west corner of the site. The proposed project would not convert forest land to a non-forest use. Likewise, the project site would not contribute to environmental changes that could result in conversion of forest land to non-forest use. No impacts to forest land or timberland resources would occur, and no mitigation is required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. The project site is currently zoned A-1-7000 which allows light agriculture and single family residential uses. However; the site is not located in a forest and does not have a land use designation or zoning as forest. It is also not used for agricultural production. The proposed project would not convert farmland to a nonagricultural use. Likewise, the project site would not contribute to environmental changes that would indirectly result in conversion of farmland to nonagricultural use. No impacts to agricultural resources would occur, and no mitigation is required.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☐	☒

No Impact. A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not create new violations of clean air standards, exacerbates any existing violations, or delays a timely attainment of such standards. The project is located within the South Coast Air Quality Management District (SCAQMD), which is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs).

The SCAQMD Governing Board adopted an updated 2012 Air Quality Management Plan (AQMP) on February 1, 2013 (SCAQMD 2013). The purpose of the 2012 AQMP is to set forth a comprehensive program that will lead the region into compliance with federal air quality standards for 8-hour ozone (O_3) and fine particulate matter with a diameter of 2.5 microns or less (PM2.5). The 2012 AQMP is designed to accommodate expected future population, housing, and employment growth and is based on the Southern California Association of Governments' (SCAG's) 2012 regional population, housing and employment projections contained in their 2012 Regional Transportation Plan (RTP).

The two principal criteria for conformance to an AQMP are 1) whether the project would result in an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards; and 2) whether the project would exceed the assumptions in the AQMP.

With respect to the first criterion, the analyses in responses 3(b) and 3(c), below demonstrate that the project would not generate short-term and long-term emissions of volatile organic compounds (VOC), oxides of nitrogen (NOx, which are ozone precursors), or PM2.5 that could potentially cause an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards.

Projects such as the proposed Candlelight Residential do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The change to regional air quality from the proposed action is immeasurably small due to the size of the project relative to the air quality basin

and because the project does not exceed air quality standards. A project specific analysis of air quality impacts were conducted and the Air Quality and GHG Impact Analysis prepared by Giroux & Associates for this project demonstrates that project related emissions are below the significant threshold levels. Therefore, the project is considered consistent with the region's AQMP. No impacts would occur and no mitigation is required.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	☐	☐	☒	☐

Less Than Significant Impact.

Construction

Construction emissions were calculated by using California Emissions Estimator Model (CalEEMod) version 2011.1.1 (SCAQMD 2011b). CalEEMod is a computer program accepted by the SCAQMD that can be used to estimate anticipated emissions associated with land development projects in California. CalEEMod has separate databases for specific counties and air districts. The Los Angeles County database was used for the proposed project. The model calculates emissions of VOC, NOx, PM2.5, inhalable particulate material with a diameter of 10 microns or less (PM10), and carbon monoxide (CO). For this analysis, the results are expressed in pounds per day (lbs./day) and are compared with the mass daily emissions thresholds that were established by SCAQMD as a guideline to determine impact significance under CEQA.

Air quality impacts are considered "significant" if they cause clean air standards to be violated where they are currently met, or if they "substantially" contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact (Air Quality and GHG Impact Analyses, Giroux & Associates, 2013). See Table 5 of the Air Quality and GHG Impact Analyses for Daily Emissions Significance Thresholds. The report is included in the Appendices of this environmental document, under Appendix A.

Construction emissions include exhaust emissions from off-road construction equipment, on-road haul trucks, and vehicles used by workers to commute to and from the site. However; dust is typically the primary concern during construction of new buildings. CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a residential or commercial land use project. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions (Air Quality and GHG Impact Analysis, Giroux & Associates, 2013).

The CalEEMod2011.1.1 computer model was used to calculate emissions from the prototype construction equipment fleet and schedule as indicated in Table 6 of the Air Quality and GHG Impact Analysis. The model was run using primarily the CalEEMod's default fleet for a residential use development project of this size. Demolition of the existing surface parking lot was included in the analysis (Air Quality and GHG Impact Analysis, Giroux & Associates, 2013).

Phasing has been conceptually depicted in the project phasing plan exhibit, but a construction schedule for the proposed project has not been defined. Therefore, in order to demonstrate the magnitude of emissions that could be anticipated from the project, a construction scenario composed of some of the larger elements of the project development plan was developed as part for the air quality analysis, which assumes:

- Preparation and grading of the approximate 13.86-acre site would involve demolition and hauling of 1,250 tons of material and would take approximately 20 days.
- Site preparation during construction would involve three dozers and four loaders/backhoes and would take approximately 10 days.
- Grading activities would take approximately 30 days. The project has been designed to balance cut and fill quantities; therefore, no export or import hauling is required.
- Construction of the entire project would be over a span of 300 days.
- Paving would occur concurrently with construction of the residential units and would take a total of 20 days.
- Complete build-out of the project is assumed to occur in 2017, which is the earliest build-out could occur due to the necessary permitting and construction schedules. If construction would be later, emissions would be less than calculated.

The calculated daily construction emissions based on the above scenario are shown in Table 1. For more specific information regarding assumed construction activity equipment, please see Table 6 of Appendix A. Specific inputs to CalEEMod and details of the results are included in Appendix A. As shown in Table 1, the maximum daily construction emissions would be well below the SCAQMD CEQA significance thresholds for all emission types. Table 1 shows that proposed project construction regional emissions would be less than significant. No mitigation is required.

Table 1
Construction Activity Emissions - Maximum Daily Emissions (lbs./day)

Maximal Construction Emissions	ROG	NOx	CO	SO_2	PM-10	PM-2.5	CO_2 (e)
2015							
Unmitigated	6.6	51.9	30.5	0.1	20.6	12.2	6910.1
Mitigated	6.6	51.9	30.5	0.1	9.6	1.6	6910.1
2016							
Unmitigated	32.4	21.4	20.0	0.0	1.9	1.6	3,670.7
Mitigated	32.4	21.4	20.0	0.0	1.9	1.6	3,670.7
SCAQMD Thresholds	75	100	550	150	150	55	-

Source: Air Quality and GHG Impact Analysis prepared by Giroux & Associates, 2013

Operational Impacts

Operational emissions are comprised of area, energy, and mobile (i.e., vehicle) source emissions. The primary source of operational criteria pollutant emissions from the proposed project would be vehicles used

by the future residents traveling to and from their homes, which is anticipated once construction is complete and homes are sold. In order to estimate vehicle emissions, it was assumed that the project would generate 866 daily trips. This assumption utilizes the default trip generation numbers provided in the traffic report (Linscott, Law & Greenspan, 2013). Emissions were calculated using CalEEMod2011.1.1. Estimated peak daily operational emissions are shown in Table 2.

As presented in Table 2, operational emissions generated by the proposed project would be substantially below the SCAQMD regional thresholds of significance and the project would not cause any operational emissions that exceed their respective CEQA significance thresholds. Therefore, the impact would be less than significant and mitigation is not required.

Table 2
Daily Operational Impacts

	Operational Emissions (lbs./day)						
Source	**ROG**	**NOx**	**CO**	**SO2**	**PM-10**	**PM-2.5**	**CO_2**
Area	4.0	0.1	7.7	0.0	0.1	0.1	1,758.9
Energy	0.1	1.0	0.4	0.0	0.1	0.1	1,221.8
Mobile	4.3	10.5	42.0	0.1	10.1	0.9	8,547.2
Total	**8.4**	**11.5**	**50.1**	**0.1**	**10.3**	**1.1**	**11,527.9**
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	No	No	No	No	No	No	NA

Source: Air Quality and GHG Impact Analysis prepared by Giroux & Associates, 2013
Note: Water, waste and vegetation emissions values are calculated annually and do not appear in the daily CalEEMod reports

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. As discussed in Response 3.b, exceeding SCAQMD criteria pollutant emission thresholds would not be anticipated for the project. The projected emissions of criteria pollutants as a result of the proposed project are expected to be below the emissions thresholds established for the region. Cumulative emissions are part of the emission inventory included in the AQMP for the project area. Therefore, there would be no cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the South Coast Air Basin.

In addition to the mass daily emissions thresholds established by the SCAQMD, short-term local impacts to nearby sensitive receptors from on-site emissions of CO, NOx, PM10, and PM2.5 are examined based on SCAQMD's localized significance threshold (LST) methodology. To assess local air quality impacts for development projects without complex dispersion modeling, LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and this methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

For the purposes of an LST analysis, the SCAQMD considers receptors where it is possible that an individual could remain for 24 hours, such as a residence. The closest receptors to the proposed construction area would be immediately adjacent residences to the east of the site, thus the closest distance

of 25 meters was selected for analysis. The analysis is shown in Table 3. In the LST analysis, only on-site emissions are considered; therefore, the emissions shown in Table 3 are less than those shown in Table 1. As shown in Table 3, on-site project construction emissions would be less than the SCAQMD LST thresholds, and local impacts would be less than significant for all but PM-10 and PM-2.5. PM-10 and PM-2.5 emissions would be less than the LST with mitigation incorporated. Mitigation Measure MM-4, below, is provided to address PM-10 and PM-2.5 emissions.

Table 3
LST and Project Emissions (pounds/day)

LST 4.0 acres/ 25 meters SE LA County	CO 1,274	NOx 153	PM-10 12	PM-2.5 6
Max On-Site Emissions[1]				
Demolition				
Unmitigated	24	39	3	2
Mitigated	24	39	2	2
Site Prep				
Unmitigated	28	47	20	12
Mitigated	28	47	9	6
Grading				
Unmitigated	29	52	11	6
Mitigated	29	52	6	3
Construction				
Unmitigated	17	22	1	1
Mitigated	17	22	1	1
Paving				
Unmitigated	14	19	2	2
Mitigated	14	19	2	2

Note:
[1] Excludes construction commuting, vendor deliveries and emissions associated haul trucking.
Source: Air Quality and GHG Impact Analysis prepared by Giroux & Associates, 2013 (CalEEMod Output is available in Appendix)

Mitigation Measure:

MM-4: *Prior to issuance of any building permits, applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:*

- *Apply soil stabilizers or moisten inactive areas;*
- *Prepare and implement a high wind dust control plan;*
- *Stabilize previously distributed areas if subsequent construction is delayed;*
- *Water exposed surfaces as needed for dust suppression (typically 3 times/day);*
- *Cover all stock piles with tarps at the end of each day or as needed;*
- *Provide water spray during loading and unloading of earthen materials;*
- *Minimize in-out traffic from construction zone;*
- *Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and*
- *Sweep streets daily if visible soil material is carried out from the construction site*

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Los Angeles County portion of the South Coast Air Basin is a nonattainment area for O_3, NO_2, PM10, and PM2.5. The proposed project would generate these pollutants during long-term operations. However, as shown in Table 3 above, long-term emissions would be significantly less than the SCAQMD significance thresholds. This magnitude of emissions would not be cumulatively considerable, and the cumulative impact would be less than significant.

Short-term cumulative impacts related to air quality could occur if project construction and nearby construction activities were to occur simultaneously. In particular, with respect to local impacts, cumulative construction particulate (i.e., fugitive dust) impacts are considered when projects are located within a few hundred yards of each other. However, as shown in Table 1, construction emissions would be below the SCAQMD regional significance thresholds; particularly, PM10 and PM2.5 emissions. There would be no cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the South Coast Air Basin. Therefore, construction emissions of nonattainment pollutants would not be cumulatively considerable and project impacts would be less than significant. No mitigation is required.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use? ☐ ☐ ☒ ☐

Less Than Significant Impact.

Criteria Pollutants from On-Site Construction

Exposure of persons to NOx, CO, PM10, and PM2.5 emissions is discussed above and the local emissions are summarized in Table 3. There would be a less than significant impact with mitigation incorporated (see MM-4, above). Construction of the project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, exhaust emissions are calculated to be below SCAQMD CEQA thresholds during construction and construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD standard construction practices. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during construction, and potential short-term impacts are considered less than significant. No mitigation is required.

f) Create objectionable odors affecting a substantial number of people? ☐ ☐ ☒ ☐

Less Than Significant Impact. Some objectionable odors may emanate from operation of diesel-powered construction equipment during construction of the project. These odors, however, would be limited to the site only during the construction period and would dissipate quickly; therefore, would not be considered a significant impact. Project operation would not result in objectionable odors as the project is typical residential subdivision that does not manufacture or store material that would generate significant objectionable odors. No mitigation is required.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐

Less Than Significant Impact.

A Habitat Assessment report prepared by Ironwood Consulting and dated April 9, 2013 summarizes the findings and conclusions of a biological survey and habitat assessment conducted in January 2013. The report documents all plant and wildlife species observed on-site and assesses the potential for special-status species to occur at or near the site.

Prior to conducting surveys, a search was conducted of the CNDDB and California Native Plant Society's (CNPS) Online Inventory to determine special-status species that have been previously identified in area. The CNDDB search found 89 special-status species occurrences within 5 to 10 miles of the project site, the closest records being those in the Coyote Hills (approximately 1 mile southeast). The Coyote Hills provide coastal sage scrub and southern willow scrub habitat, which supports several native and special-status species. However, those species are not found on the project site and have little to no likelihood of occurrence on-site due to the lack of native habitat. Therefore, the pre-survey CNDDB search did not reveal any data records to suggest that the site might serve as nesting, breeding or foraging habit for special-status species. Project impacts would be less than significant and no mitigation measures are required.

Vegetation Communities

The biological survey identified the following vegetation and land cover types on-site.

Vegetation / Land Cover	Acres
Turf grass	10.6
Asphalt parking	1.9
Decomposed granite athletic track	0.7
Non-native landscaped perimeter slopes	0.6
Total	**13.8**

In addition to over 10 acres of turf grass at the athletic track and fields, the biological survey and habitat assessment identified common, non-native trees (e.g., Canary Island pine, Persian silk, Brazilian pepper, Chinese elm and loquat) and groundcover (English ivy) used for ornamental landscaping at several locations on the project site. Most of the ornamentals are planted on the east and west boundary slopes, with two cherry trees more centrally located adjacent to the parking lot. Nine mature Canary Island pines (*Pinus*

canariensis) are clustered at the southwest corner of the site, within the perimeter slope landscape area. In total, there are about 22 trees on-site, all of which would be removed due to project development. No native habitat or vegetation was observed on-site. All vegetation observed on-site is listed in the Habitat Assessment (Appendix B).

The County requires that a Tree Planting Plan be submitted to Regional Planning for review and approval prior to final map approval. The plan would comply with County requirements for location, species and tree size. Based on those requirements, it is estimated that the project would provide a minimum of 144 new trees, each a minimum of 10-foot tall at planting and with a minimum 25-foot diameter canopy at maturity. At the minimum canopy coverage requirement, those 144 trees would yield over 2.4 acres of canopy coverage at maturity. The tree species palette is subject to review and approval by the Director of Planning.

With approval and implementation of a Tree Planting Plan, project-related impacts to vegetation communities would be less than significant. No mitigation measures are required.

Wildlife

The biological survey found common bird species typical of the non-native plant communities present onsite. Species observed include western meadowlark, western bluebird, house finch, house sparrow, lesser goldfinch, and northern mockingbird. No other species were detected during the habitat assessment. Based on the wildlife survey results and the lack of vegetation communities serving as habitat for any species identified as a candidate, sensitive or special status species, project impacts would be less than significant.

Conclusions

The Habitat Assessment report concludes that the project site lacks native plant communities, does not support special-status plant and animal communities, is surrounded by low-density residential development, and is not located in a sensitive biological area designated by CDFW, USFWS, or the County of Los Angeles. For those reasons, project impacts would be less than significant.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations (e.g., CDFW or USFWS)? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	☐	☐	☐	☒

No Impact. The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/ or native trees.

The project site is not located in or near a SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any impact on sensitive natural communities.

c) Have a substantial adverse effect on	☐	☐	☐	☒

federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

No Impact. Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The Habitat Assessment (Ironwood 2013) confirms that the project site is not located on or near any federally or State protected wetlands. Accordingly, the project would have no impact on wetlands or waters of the U.S.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. The Habitat Assessment (Ironwood 2013) confirms that the project site is not located near any designated wildlife or migratory corridors. However, biological surveys were conducted outside of the known nesting season for migratory, protected, threatened or endangered bird species that have the potential to occur in the area. Due to the presence of trees on-site, there is a potential for nesting habitat for birds species that are afforded protection under the Migratory Bird Treaty Act (MBTA) and Fish and Game Code sections 3503, 3503.5, and 3513. Trees located on-site and utility poles located along First Avenue may provide suitable nesting sites for birds, including raptors, and were surveyed for the sign of previous nesting activity. Although no current or previous nesting activity was observed within trees or utility poles during the survey, the Habitat Assessment report provides recommendations for the avoidance of nesting migratory, protected, threatened or endangered bird species during construction activities at the site. MM-5 requires a nesting survey prior to land-clearing activities between February 1 through September 15.

Mitigation Measures:

MM-5: *Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.*

If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no earlier than 3 days prior to the initiation of project activities to detect active nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside

boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.

With incorporation of Mitigation Measure MM-5, project impacts would be less than significant.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☐	☒

No Impact. The project site and surrounding properties do not support any oak trees or oak woodlands.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☐	☒

No Impact. The project site is not located in or near a Wildflower Reserve Area, SEA, SERA, nor does the site contain oak trees. Thus, the project would not conflict with policies or ordinances pertaining to those resources.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

No Impact. The project site is not located in or near a SEA or regional or local habitat conservation plan as designated by the state or County. The project would not have any effect on such plans.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact.

Methods

This section is based on the Cultural Resources Assessment prepared for the proposed project by BCR Consulting, LLC (2013). The historic resources assessment and evaluation of the proposed project development plans were conducted by David Brunzell, M.A., RPA, Project Manager and Principal Investigator. A pedestrian-level inspection of the project was conducted on January 17, 2013, in addition to review of accessible archival sources for the site. The Cultural Resources Assessment is included in its entirely as Appendix C.

Results

Records search revealed that 15 cultural resource studies have taken place, resulting in the recording of three cultural resources within one-mile of the project site. Of the 15 studies previously conducted, none assessed the project site, and no cultural resources have been previously recorded within its boundaries. Table A of the Cultural Resources Assessment provides a listing of the resources (see Appendix C).

The site is developed with track and sports fields that were once part of the Lowell High School campus. The historic-age track, field, and associated features are not considered eligible under any of the four criteria for listing on the California Register. There are no historical resources present on site. In addition, based on the age of the surrounding residential homes, none of the adjacent structures would be eligible for listing in the California Register, and none is listed in a local register of historic places, identified, or determined to be a historic resource by the County. Therefore, the proposed project would not cause any impact.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. A pedestrian archaeological resources survey was conducted to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic buildings that exceed 45 years in age within defined project boundaries. The project site was examined using 10 to 15 meter transect intervals, where accessible, and a records and literature search was conducted at the South Central Coastal Information Center located at Cal State University, Fullerton. A review was conducted of the National Register, the California Register, and the California Office of Historic Preservation. Additionally, further research was conducted through the Los Angeles County Assessor's office, the La Mirada Branch of the Los Angeles County library, and through various internet resources, and BCR Consulting initiated a Sacred Lands File Search with the Native American Heritage Commission. The Sacred Lands File Search revealed no cultural resources within one-half mile of the project site boundaries.

Although the current study has not indicated sensitivity for cultural resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous archaeological surveys. In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. As such, Mitigation Measure MM-6 is provided, which would reduce project impacts to a less than significant level.

Mitigation Measure:

> ***MM-6:*** *Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. A paleontological resources records search was conducted by Samuel A. McLeod, vertebrate paleontologist with the Natural History Museum of Los Angeles County on January 24, 2013 (please see Appendix C of the Cultural Resources Assessment). The search identified no vertebrate fossil localities within the project site; however, there are localities nearby from the same sedimentary units that may occur onsite.

Surficial deposits in almost the entire project site consist of older Quaternary Alluvium, derived as fluvial deposits from La Mirada Creek, which presently flows about 1,000 feet north of the site. The closest vertebrate fossil locality from these deposits, situated west-northwest of the project site, produced fossil specimen of horse, Equus, at a depth of only two feet below the surface.

Along the southeastern portion of the project site, there are exposures of the late Pleistocene La Habra Formation. The closest vertebrate fossil locality in the La Habra Formation is just southeast of the site, along Imperial Highway near the Los Angeles/Orange County line, and it produced a suite of fossil vertebrates including a variety of species, such as white shark, mammoth, camel, antelope, and ground sloth, to name a few, at a depth of about 40 feet below the surface. The Cultural Resources Assessment (Appendix C) includes a complete list of fossil vertebrates discovered.

Paleontological sensitivity is a measure of the potential for the discovery of significant fossils during development of an area. Sensitivity levels are predicated primarily for the underlying geological formations. It is not known if the proposed project would require excavations that penetrate through alluvial soils and into bedrock formations; however, since the area around the project site is sensitive for paleontological resources, unknown significant paleontological resources could be disturbed if excavations penetrate the bedrock

formations in the project site. Mitigation Measure MM-6 requires the applicant retain a qualified paleontologist to monitor excavations that will penetrate the bedrock formations. The paleontologist would ensure any collected specimens be prepared, identified, cataloged, and donated to an accredited repository. Implementation of Mitigation Measure MM-7 would ensure that impacts to paleontological resources are reduced to a less than significant level.

Mitigation Measure:

MM-7: *Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.*

d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. The project site is not a formal cemetery and is not adjacent to a formal cemetery. The project site is not known to contain human remains interred outside formal cemeteries, nor is it known to be located on a burial ground. The project would involve ground disturbance during construction. It is highly unlikely that the proposed project would disturb any human remains during construction; however, should human remains be uncovered during construction, mitigation measure MM-8 would apply.

Mitigation Measure:

MM-8: *If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).*

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☐	☒

No Impact. All new development is required to comply with all current building codes, including the requirements of the Los Angeles County Green Building Standards, Drought-Tolerant Landscaping Ordinance standards, California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards. The project's building and landscaping plans will be checked for compliance prior to the issuance oif building permits. Thus, no impacts would occur.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

Less Than Significant Impact. The project does not involve any processes or features requiring excessive amounts of energy as compared to other residential uses throughout the County. Compliance with all pertinent State and local building codes for the conservation of energy resources would ensure that the proposed residential are more energy-efficient than older residential construction. Lastly, onsite project features such as a community green, community garden, and tot lot provide recreational amenities within close walking distance of the new proposed dwelling units that would tend to help reduce automobile trips, thereby helping to reduce reliance on fossil fuels. Therefore, impacts would be less than significant and no mitigation is required.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

LGC Geotechnical, Inc. (LGC) prepared a Preliminary Geotechnical Subsurface Evaluation of the project site to evaluate the existing onsite geotechnical conditions and to provide preliminary geotechnical recommendations relative to the proposed residential development. The Geotechnical Evaluation is dated September 17, 2012 and is attached as Appendix D.

The Geotechnical Evaluation states that active or potentially active faults are not known to exist on or in the immediate vicinity of the site. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The potential for exposing people or structures to the damaging effects of ground rupture is considered low since no active faults are known to cross the site. Impacts would be less than significant and no mitigation is required.

ii) Strong seismic ground shaking?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. Although there are no active or potentially active faults on or in the immediate vicinity of the project site, the project would likely experience strong seismic ground shaking during its design life because of regional seismicity. The closest major active faults include the Whittier and Newport-Inglewood Offshore Faults. The estimated design peak horizontal ground acceleration per the 2010 California Building Code (CBC) is 0.49g. The Geotechnical Evaluation indicates that an earthquake magnitude of 6.7 at a distance of 14.7 km (9.1 miles) from the site would contribute the most to this ground motion (LGC 2012). The site seismic characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2010 California Building Code (CBC). The maximum considered earthquake (MCE) spectral response accelerations and adjusted design spectral response acceleration parameters for Site Class D are provided in Table 1 of Appendix D. Compliance with State and local building code requirements and Mitigation Measure MM-9 would result in potential project impacts related to seismic ground shaking

being reduced to levels considered to be less than significant.

Mitigation Measures

> ***MM-9:*** *Mitigation shall be implemented in the form of strict compliance with all recommendations specified in Sections 4.1 through 4.13 in the* Preliminary Geotechnical Subsurface Evaluation *(LGC 2012). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.*

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

Less Than Significant Impact. Potential secondary effects of seismic shaking resulting from large earthquakes on the major regional faults include shallow ground rupture, soil liquefaction, and dynamic settlement. Those secondary effects depend on site geology and the distance between the site and causative fault. The possibility of damage due to ground rupture is less than significant, as discussed in Question 7.a.i) above. The potential for other seismic-related ground failure is discussed below.

Based on the Geotechnical Evaluation, the field exploration generally indicates a mixture of silty clays, clays, sandy clays, sandy silts, and silty sands. Soils in the upper 10 feet are generally stiff to hard clays and silty clays with varying amounts of sand possessing moisture contents above optimum. Dense sands and silty sands were encountered at depth within the deepest boring, approximately 50 feet below ground surface (bgs). Groundwater was encountered at the approximate depth of 45 feet bgs. Historic high groundwater is estimated on the order of 25 feet bgs (LGC 2012). However, the site is not located in a State of California Seismic Hazard Zone for liquefaction potential, and the soils encountered during field evaluation are generally not considered susceptible to liquefaction or dynamic settlement. Soils encountered in the upper 50 feet of geotechnical borings were predominately fine-grained cohesive soils not considered susceptible to liquefaction. The sands and silty sands encountered at depth are not considered susceptible to liquefaction due to their dense nature (LGC 2012).

iv) Landslides? ☐ ☐ ☐ ☒

No Impact.

The project would not expose people or property to landslide because the site terrain is flat and does not have topographic or geologic characteristics conducive to landslide hazard. The proposed landscaped 2:1 (horizontal:vertical) slopes along the northwest property line would be less than 15 feet in height and designed for appropriate seismic loading conditions. The project does not have the potential to create landslides or other hillside hazards, nor is it located within a designated landslide area; thus, no impact would result.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

Less Than Significant Impact. Construction runoff is regulated by the National Pollutant Discharge

Elimination System (NPDES) Construction General Permit, which applies to all construction that disturbs an area of at least one acre. The project would prepare a SWPPP that includes standard Best Management Practices (BMPs) for erosion and sediment control. Implementation of the SWPPP would minimize potential water and wind erosion during the construction phase.

During the operational phase, on-site runoff from development areas would be collected in a series of catch basins and routed through the development in an underground storm pipe that would be oversized to provide flood detention. Post-development peak flow rates would match those in the pre-development condition. Since the project site's peak stormwater runoff discharges would not cause or contribute to on-site or downstream erosion, impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐

Less Than Significant Impact With Mitigation Incorporated. The Geotechnical Evaluation (LGC 2012, p. 8) states that the potential for lateral spreading is considered very low due to the fine-grained cohesive nature of the onsite soils. The Geotechnical Evaluation did not identify subsidence as a potential on-site or local occurrence. Additionally, Question 7.a.iv) determined that there is no potential for landslide impacts.

As indicated in Question 7.a.iii), the site is not located in a State of California Seismic Hazard Zone for liquefaction potential, and the soils encountered during field evaluation are generally not considered susceptible to liquefaction or dynamic settlement. Soils encountered in the upper 50 feet of geotechnical borings were predominately fine-grained cohesive soils not considered susceptible to liquefaction. The sands and silty sands encountered at depth are not considered susceptible to liquefaction due to their dense nature (LGC 2012).

Noting the high moisture content in on-site soils and the need to provide a relatively uniform bearing condition for planned improvements, the Geotechnical Evaluation includes specific recommendations for the placement and compaction of fill materials. Section 4.1.2 of the Geotechnical Evaluation specifies removal depths and over-excavation limits within building pad areas, at retaining wall locations, and within pavement and hardscape areas. Sections 4.1.4 (Removal Bottoms), 4.1.5 (Material for Fill), and 4.1.6 (Placement and Compaction of Fills) include additional recommendations and specifications for optimal moisture conditioning and compaction. Section 4.1.6 also recommends a series of additional shallow borings (less than 7 feet) and laboratory testing to be performed 3 months prior to grading to allow for a more accurate determination of the existing moisture content of near-surface soils compared to the optimum moisture content. Those and all other recommendations in Section 4.0 of the Geotechnical Evaluation would be implemented consistent with Mitigation Measure MM-9. With implementation of those geotechnical recommendations, in addition to compliance with LA County Public Works grading and drainage requirements, it is expected that impacts related to soil stability would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The Geotechnical Evaluation (LGC 2012) conducted an infiltration test and calculated the infiltration rate at 0.6 inch per hour for one on-site boring. However, it was noted that the test was performed in a layer at 16.5 feet bgs, which is not considered

representative of the site due to an increased percentage of sand. Based on these results, the geotechnical engineer estimated that infiltration of surface water would be extremely slow (on the order of 0.05 inch/hour) and would likely cause a perched groundwater condition and associated geotechnical problems. The Geotechnical Evaluation recommended that stormwater not be infiltrated on-site, noting that improper drainage could contribute directly to various geotechnical distress issues. As noted (LGH 2012, p. 22), "*distress in the form of movement of improvements could occur as a result of soil saturation and loss of soil support, settlement, collapse, internal soil erosion, and/or expansion. Infiltrated water may enter underground utility pipe zones and migrate along the pipe backfill, potentially impacting other improvements located far away from the point of infiltration.*"

Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements. The preliminary Geotechnical Evaluation (LGC 2012) determined, based on the results of laboratory testing, that site soils have expansion index values ranging from 62 "Medium" to 109 "High" expansion potential. The project site contains clayey soils with high fines content and expansion potential that are not suitable for backfill of retaining walls. Therefore, import of sandy soils meeting project recommendations would be required for backfill of any site retaining walls. Additionally, geotechnical mitigation measures are required for foundations and site improvements, such as concrete flatwork, to minimize the impacts of expansive soils. The Geotechnical Evaluation (p. 16) indicates that owners will responsible for performing periodic maintenance during hot and dry periods to insure that adequate watering has been provided to keep soil from separating or pulling back from the foundation. Accordingly, future owners and property management personnel would be informed and educated regarding the importance of maintaining a constant level of soil-moisture, and of the potential negative consequences of both excessive watering and allowing potentially expansive soils to become too dry. Failure to implement maintenance actions could result in cosmetic distress (i.e., cracking) to concrete flatwork such as walkways, patio slabs, etc. due to changes in soil volume related to soil-moisture fluctuations. The specific recommendations in Section 4.0 of the Geotechnical Evaluation would be implemented consistent with Mitigation Measure MM-9. While such damage would be considered a cosmetic nuisance, it would not create a substantial risk to life or property. With implementation of the geotechnical recommendations, it is expected that impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

No Impact. The project would be served by the sanitary sewer system for the disposal of wastewater. Therefore, the ability of soils to support septic tanks or alternative wastewater disposal systems is not relevant to the project.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

No Impact. The project is not subject to the HMA Ordinance since the site terrain is flat. The only slopes exceeding 25 percent would be the proposed landscaped 2:1 (horizontal:vertical) slopes along the northwest property line, which would be fewer than 15 feet in height, and 2:1 landscape slopes up to 7 feet high along the northeast property line. Since no hillside design standards apply, the project would have no impact relative to hillsides.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact. In the absence of adopted thresholds, the County has determined to assess the significance of the project's GHG emissions using this SCAQMD proposed Tier 3 screening threshold (SCAQMD 2010). It is noted that the use of the SCAQMD's screening threshold is selected as a threshold for the proposed project because it is located in the South Coast Air Basin and these thresholds are based on the best available information and data at the time of preparation of this document. The development of CEQA project-level thresholds is an ongoing effort on State, regional, and County levels, and significance thresholds may differ for future projects based on further data and information that may be available at that time.

Construction Activity GHG Emissions

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips. Construction GHG emissions were calculated by using CalEEMod. The model and construction assumptions are described in Section 3 (Air Quality), and are included in Appendix A. The results are output in $MTCO_2e$ for each year of construction. The estimated construction GHG emissions for the project are shown in Table 8-1, below. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. In addition, GHG emission reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommends that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008). As shown in Table 4, the 30-year amortized construction emissions would be 22.9 $MTCO_2e/yr$.

Table 4
Estimated GHG Emissions from Construction (Metric Tons CO_2e)

Year 2013	498.3
Year 2014	189.1
Overall Total	**687.4**
30 Year Annual Amortized Rate	22.9

Source: Air Quality and GHG Impact Analysis prepared by Giroux & Associates, 2013

Project Operational GHG Emissions

Estimated GHG operation emissions are presented in Table 5. The emissions in Table 5 are an estimate of the net increase in GHG emissions associated with the proposed residential project, which are less than the 3,500 $CO_2(e)$ threshold.

Table 5
GHG Operational Emissions

Consumption Source	MT CO_2(e) tons/year
Area Sources	61.7
Energy Utilization	383.0
Mobile Source	1,401.2
Solid Waste Generation	48.5
Water Consumption	40.0
Annualized Construction	22.9
Total	**1,957.3**
Threshold	**3,500.0**

Source: Air Quality and GHG Impact Analysis prepared by Giroux & Associates, 2013

The estimated increase in annual GHG emissions would be 1,957 $MTCO_2e$/year. This value may be compared with and is less than the SCAQMD threshold of 3,500 $MTCO_2e$/year. It is accepted as very unlikely that any individual development project would have GHG emissions of a magnitude to directly impact global climate change; therefore, any impact would be considered on a cumulative basis. Because the proposed project's GHG emissions would be less than 3,500 $MTCO_2e$/year, the emissions would not be cumulatively considerable. The impact would be less than significant; no mitigation is required.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

Less Than Significant Impact. As discussed above, the principal State plan and policy adopted for the purpose of reducing GHG emissions is AB 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. Statewide plans and regulations, such as GHG emissions standards for vehicles and the Low Carbon Fuel Standard, are being implemented at the statewide level, and compliance at the project level is not addressed. Therefore, the proposed project does not conflict with these statewide plans and regulations.

The project is considered to be located on an "infill" parcel of land in an urbanized area. From a Countywide General Plan policy standpoint related to GHG emissions, "infill sites" (vacant or underutilized urban parcels of land) are preferable to "greenfield sites" (vacant parcels in outlying rural and non-urban areas) since the former tends to encourage fewer and/or shorter automobile trips and more use of mass transit, both of which help to reduce GHG emissions. Additionally, all new facilities would be built to comply with all current building codes, including the requirements of California Title 24, Part 11 Energy Efficiency Standards for Residential and Nonresidential Buildings, and the Title 24 California Green Building Standards. However, since the site is located in a low-density urbanized area where most daily necessities are not within walking distance and automobile trips will be required, it is impossible to say that the project will have no impact with respect to reducing GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact. The proposed project involves construction of new residential units, which would require grading, installation of infrastructure to connect to existing power, water and sewer lines, and other construction associated with erecting the residential structures. The proposed project would not use a substantial amount of hazardous materials during construction. Hazardous materials that are used during construction would be transported, used, stored, and disposed of according to County, State, and federal regulations. Operation of the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes. Therefore, impacts would be less than significant and no mitigation measures would be required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

Less Than Significant Impact. As indicated above, the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions, materials, or wastes during operation. There are no existing structures onsite that may require hazardous disposal upon demolition and clean-up. Hazardous materials used during construction would be used in accordance with County, State, and federal regulations. Impacts would be considered less than significant and no mitigation measures would be required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒

No Impact. The project site is proposed on the southern portion of the Southern California University Health Sciences campus. There are also residential units located immediately to the east of the site. However, as discussed above, the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it result in generation of hazardous emissions. Additionally, hazardous materials used during construction would be used in accordance with all applicable County, State, and federal regulations. No impacts would occur and no mitigation measures would be required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

No Impact.

The Envirostor Database and the Water Board GeoTracker Database both confirmed that the project site is not known to contain any hazardous materials that would create a significant hazard to the public or the environment. Additionally, the site has been developed as a school campus since 1965, thus no hazardous materials would have been introduced to the site during this time. No impacts are anticipated and no mitigation is required.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

No Impact. The closest public airport is the Long Beach Airport. However, it is about 20 miles away. Thus, the proposed project is not located within the vicinity of a public airport and is not located within an airport land use plan. Due to the project site's distance from the Long Beach airport, the proposed project would not result in a safety hazard for people residing or working in the project area. No impacts are anticipated, and no mitigation is required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

No Impact. The nearest airport to the project site is the Fullerton Municipal Airport off Commonwealth Avenue, which is approximately 3.5 miles south. The Fullerton Municipal Airport is strictly a general aviation facility. Due to the project site's distance from Fullerton Municipal Airport, the proposed project would not result in a safety hazard for people residing or working in the project area. No impacts are anticipated, and no mitigation is required.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

Less than Significant Impact. Roads that are used as response corridors/evacuation routes usually follow the most direct path to or from various parts of the community. For the project site, the main corridors would be First Avenue, Imperial Highway, and Beach Boulevard for connection to other streets. Access to and from the project site would be from Candlelight Drive on the southern side of the project site.

The proposed project consists of residential uses and would not impair or physically interfere with an adopted emergency response plan. The proposed use is consistent with surrounding residential homes and would not impair or interfere with implementation of the County's emergency response plan.

Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate measures to facilitate the passage of people and vehicles through/around any required road closures. Site-specific activities such as temporary construction activities would be reviewed on a project-by-project basis by the County and are formulated when development plans are submitted to the County.

During the operational phase of the proposed project, on-site access would be required to comply with standards established by the County. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to County's Fire Department standards. The proposed project would be required to have a total of 2 new fire hydrants along the internal private street and 2 hydrants along First Avenue and sufficient access by fire-service vehicles per the County Fire Department's requirements. As required of all development in the County, the operation of the proposed project would conform to applicable Uniform Fire Code standards. Implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Thus, impacts are less than significant since development would occur adjacent to, or in the vicinity of disaster routes or field facilities but would not impede their use. No mitigation is required.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)? ☐ ☐ ☒ ☐

Less Than Significant Impact. Per the Los Angeles County Fire Department's subdivision review comments (Conditions of Approval dated September 3, 2013), the project is not located in an area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). Therefore, a "Fuel Modification Plan" is not required, and the project would not require additional fire protection systems beyond suitable access and fire protection water (i.e., fire hydrants; see Question iii, below). Project impacts would be less than significant. No mitigation measures are required.

ii) in a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

Less Than Significant Impact. Per the Los Angeles County Fire Department's subdivision review comments (Conditions of Approval dated September 3, 2013), the project is not located in an area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). In addition, the project has sufficient external access (from Candlelight Drive and First Avenue) and internal access (via private driveways and fire lanes) and would not require additional fire protection systems beyond those means of access and installation of hydrants (see Question iii, below). Project impacts would be less than significant. No mitigation measures are required.

iii) in an area with inadequate water and pressure to meet fire flow hazards? ☐ ☐ ☒ ☐

Less Than Significant Impact. Suburban Water Systems has confirmed the project is in the service area and can be confirmed by the water company. Sufficient water and pressure is available to meet fire flow, which is also required to be confirmed prior to Final Map clearance.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☐	☒

Less Than Significant Impact. The project site is surrounded by predominantly single-family detached homes, with a private trade college located immediately north of project site. The SCUHS campus presently occupies 38.6 acres, containing multiple education buildings and accessory parking lots on approximately 24.7 acres once the project is approved on the southern 13.86 acres. Single-family residential homes are located immediately east, south and west of site. Rancho Starbuck Intermediate School is located to the southwest and Meadow Green Elementary School is located approximately 950 feet west of the site. None of these surrounding uses are classified as producing a dangerous fire hazard. Thus, the project is not in proximity to any such land uses and there would be no impact.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

Less Than Significant Impact. The discussion of site hydrology and water quality is based on the project Hydrology Report dated March 25, 2014, prepared by Fuscoe Engineering, which is the guidance document for project specific water quality and hydrology issues. A typical residential project has the potential to contribute to the degradation of existing surface water quality conditions, primarily due to: 1) potential erosion and sedimentation during grading phases; 2) automobile/street-generated pollutants (i.e., oil and grease, tire wear, etc.); 3) fertilizers and pesticides used in landscaping; and 4) particulate matter from dirt and dust generated on-site. However, compliance with the County-approved Hydrology Report, including the LID and MS4 design components, and subsequent implementation by the project, any water quality impacts would be expected to be less than significant.

The National Pollutant Discharge Elimination System (NPDES) permit program was established to control water pollution by regulating point sources that discharge pollutants into Waters of the U.S. Pursuant to Section 402(p) of the Clean Water Act (CWA), which requires regulations for permitting of certain stormwater discharges, the SWRCB issued the statewide NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No 2009-009-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CAS000002).

Under this Construction General Permit, individual NPDES permits or Construction General Permit coverage must be obtained for discharges of stormwater from construction sites with a disturbed area of one or more acres and are required to either obtain individual NPDES permits for stormwater discharges or be covered by the Construction General Permit. During construction, the total disturbed soil area would be 1.53 acres. Because the proposed project disturbs greater than 1 acre of soil, the project site is subject to the requirements of the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

Coverage under the Construction General Permit is accomplished by completing and filing Permit Registration Documents (PRDs) with the SWRCB prior to commencement of construction activities. Among the PRDs are a Risk Assessment, a Site Map, and a Storm Water Pollution Prevention Plan (SWPPP). The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site during construction. The Construction General Permit requires dischargers to assess the risk level of a project based on both sediment transport and receiving water risk, and each project would then be categorized into Risk Level 1, 2, or 3, with increased monitoring required for certain higher-risk sites.

The project would be required to prepare a SWPPP and implement construction Best Management Practices (BMPs) that are detailed in the SWPPP during construction activities. Construction BMPs would

include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. The SWPPP also must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

The LACDPW guidance document for storm water management stipulates that the project specific Water Quality Plan/Hydrology identify a project's potential pollutant sources and to select post-construction BMPs to prevent the further water quality impairment of the receiving water bodies. BMPs are incorporated into the project to address water quality impacts on site and at downstream receiving waters.

As required by the County, the project shall be designed and constructed in compliance with the water quality plan/hydrology requirements of the adopted Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and Los Angeles County Department of Public Works' 2009 Low Impact Development (LID) Standard Manual (LACDPW 2009,). The Water Quality Plan/Hydrology will be based on calculations contained in a Drainage Analysis prepared by the project Engineer in accordance with the Los Angeles County Department of Public Works' Hydrology Manual (LACDPW 2006a). Appropriate BMPs prescribed by the Water Quality Plan/Hydrology and the 2009 LID Standard Manual are incorporated as part of the project. The proposed onsite storm drain facilities would consist of Modular Wetland System (MWS) catch basins, which would intercept the low flows and provide water quality treatment in order to meet the LA County LID Ordinance. High flows and bypass flows would be captured via peak flow catch basins, parkway culverts, storm drain pipes and an underground detention system. The 5' x 5' storm drain detention box within "B Court" would provide for peak flow detention. Storm water runoff would be stored within this structure and discharged onto First Avenue via parkway culverts after the 25 year storm peak has passed. The MWS accommodates the necessary water quality functions while respecting the geotechnical conditions onsite that limit the amount of stormwater infiltration that can occur.

Through compliance with the NPDES and County requirements and implementation of the approved Hydrology Report, the project would not violate any water quality standards or waste discharge requirements. Therefore, the project's construction and operations related impacts to water quality would be less than significant level.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

No Impact. Domestic potable and landscape water needs would be met by service from Suburban Water Systems. According to the Water Quality Control Plan, Los Angeles Region – Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (1994 Basin Plan), the project overlies the Central Basin portion of the Los Angeles coastal groundwater basins. Based on the project site's slow infiltration rate, the

project site does not contribute to groundwater recharge. Given the intensity of development surrounding the site, it is not expected that the project would intercept a groundwater table during construction. Based on these factors, the project would have no impact on groundwater levels in any aquifer.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. On-site runoff from development areas would be collected in a series of catch basins and routed through the development in an underground storm pipe that would be oversized to provide flood detention. Post-development peak flow rates would match those in the pre-development condition. Since the project site's peak stormwater runoff discharges would not cause or contribute to on-site or downstream erosion, impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Hydrology Report confirms that post-development peak flow rates would match those in the pre-development condition. There would be no increase in the rate or amount of surface runoff; therefore, the project would not result in flooding, either on- or off-site. Impacts would be less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? ☐ ☐ ☒ ☐

Less Than Significant Impact. The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The Hydrology Report confirms that post-development peak flow rates would match those in the pre-development condition. The proposed onsite storm drain facilities would consist of peak flow catch basins, storm drain pipe, an underground detention system and Modular Wetland System (MWS) catch basins, which would intercept the low flows and provide water quality treatment in order to meet the L.A. County LID Ordinance. A 60-inch storm drain within "B Court" has been conceptually sized to provide for peak flow detention. Excess storm water runoff would be stored within this structure and released onto First Avenue via parkway culverts after the 25-year peak has passed. Impacts would be less than significant.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? ☐ ☐ ☒ ☐

Less Than Significant Impact. See response to 10a. During the construction phase of the proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site

grading or other site preparation activities, and oil or fossil fuel leakage from the construction equipment. Construction runoff is regulated by the NPDES Construction General Permit, which applies to all construction that disturbs an area of at least one acre.

The Hydrology Report described previously has also been prepared to address the project's BMPs and demonstrate compliance with the current MS4 Permit and LID standards. Implementation of the SWPPP and Hydrology Report, including the LID and MS4 design components, constitute compliance with the applicable NPDES permits. Impacts would be less than significant.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐

Less Than Significant Impact. Compliance with the provisions of the MS4 permit requires preparation of a Water Quality Plan and a LID Plan, both incorporated into a Hydrology Report for submittal to the Los Angeles County Department of Public Works. The LID Plan would comply with LID Standards in County Code Chapter 12.84 and must be approved prior to the tentative map approval. Impacts would be less than significant.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☐	☒

No Impact. Areas of Special Biological Significance are those areas designated by the State Water Board as *"ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable."* The project site is not located in or near an Area of Special Biological Significance and does not propose any outlet structures or runoff discharges in such areas. No impact would result.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☐	☒

No Impact. The project would be served by the sanitary sewer system for the disposal of wastewater. The project would not use septic tanks or other private sewage disposal system.

j) Otherwise substantially degrade water quality?	☐	☐	☒	☐

Less Than Significant Impact. All potential sources of water quality degradation, and the project's provisions for preventing such occurrences, are analyzed in Questions 10.a) through 10.h), above.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?	☐	☐	☐	☒

No Impact. The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. An area that has been designated a 100-year flood plain is considered likely to flood during the 100-year storm event. According to Flood Insurance Rate Map (FIRM) panel 06037C1861F, the project site is not located in a FEMA Flood Zone, floodway or floodplain, and does not propose any new structures in such areas. There are no surface waters on-site or in the vicinity and the project site is in FEMA Zone X, outside of the 0.2% annual chance (500-year) floodplain. The project would not place housing in a floodway or floodplain. Furthermore, all finished floors on-site are designed to maintain at least one (1) foot of clearance above the water surface elevations generated on-site by a 100-year storm. Therefore, no impact would result.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒

No Impact. The project would not place any structure in a floodway or floodplain. There are no surface waters on-site or in the vicinity and the project site is in FEMA Zone X, outside of the 0.2% annual chance floodplain. No impact would result.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

No Impact. There are no dams or surface waters with levees in the project vicinity; therefore, the project would not expose people or structures to related hazards. No impact would result.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Impact. The project is not located near any large surface water bodies, the ocean, or in hillside or mountainous terrain. Therefore, there is no potential for impacts resulting from inundation by seiche, tsunami, or mudflow.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

Less than Significant Impact. The project site is bound on two sides by roadways (First Avenue to the west and Candlelight Drive to the south) and surrounded by single-family residential uses immediately east and south opposite Candlelight Drive, and west opposite First Avenue. Immediately to the north is the SCUHS campus, which currently extends all the way south to Candlelight Drive. The neighboring residents currently enjoy access to the open space area along Candlelight (using it for recreation), which SCUHS allows at its own discretion. The project development would not divide or separate any existing land uses or neighborhoods to the east or west of the property but would place a new barrier between existing residences to the south and the SCUHS campus. Further, the project would eliminate a parking lot and access to the lot from this open area along Candlelight Drive which may currently be used by pedestrians to enter the SCUHS campus from the south. However, the project would maintain existing street connections with the surrounding residential uses and would add to the existing low-density residential fabric of the surrounding community. The project also proposes to retain a small recreational feature (community green) located directly off of Candlelight that will be visible from Candlelight and open to the public. as proposed. Given the above, the proposed project impact would be less than significant and no mitigation is required.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐

Less than Significant Impact. Currently, the subject property has a General Plan land use designation of Category P (Public and Semi-Public Facilities).

The project does not propose to change the General Plan land use designation of the site, as there is an existing General Plan policy that allows for changes of land use within the "P" Public and Semi-Public designation. The adopted General Plan Land Use Element (page III-24) states that the designation "*provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents*" and that "*In the event that public use of mapped or unmapped facilities is terminated, alternative uses compatible with surrounding development, in keeping with community character, and consistent with the intent of overall Plan objectives may be permitted.*"

The project proposes to develop a portion of the SCUHS campus for 91 new detached residential condominium units, thus "terminating" the use of the school facility on that portion of the site. With respect to land use, the proposed project is compatible with the surrounding land uses, which primarily (on three out of four sides) consist of single-family residences. Regarding density, the development, at approximately 8.3 DU/net ac, is slightly higher than, but still compatible with the surrounding density of 6-7 DU/ac (based on 6,000-7,000 square foot lot sizes), due to the detached nature of the housing and overall design of the project. Regarding site design, the subdivision is proposed as a series of large multi-family lots each having several

detached residential units accessed via common driveways ("private alleys") that dead-end. This introduces a new development pattern that does not rely on the more traditional "street-block-lot" system found in the surrounding single-family neighborhood. However, this idea is countered by the fact that surrounding blocks tend to be very large with poor connectivity (many streets terminating in cul-de-sacs), reducing the relevance for the project to match existing block patterns. (The inclusion of 18 dead-end roads and common driveways within the development may be seen as "maintaining" the surrounding street pattern, albeit unintentionally.) Lastly, with respect to building massing and design, the project proposes detached condominium units that are comparable in size (square footage) to surrounding homes but will have two stories (versus a predominantly one-story surrounding home pattern) and less front and rear yard space when compared with surrounding residences. However, this "compacting effect" of the taller homes with lesser setbacks will be counteracted through the design of the development, which includes deeper (15') front yard setbacks along the entire length of Candlelight Drive; new residences properly oriented to face the street (Candlelight Drive) and mirror existing home orientations on the opposite side of the street; deeper rear yard setbacks (25'-30') along First Avenue and adjacent to existing homes located along the easterly property boundary; ample landscape screening throughout the development and along its edges; and a visible 100-foot long open space area along Candlelight Drive.

Based on the above, the development would be found to be overall compatible with the surrounding community character, and thus, impacts would be less than significant and no mitigation measures would be required.

c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☒	☐

Less than Significant Impact. The current zoning designation for the site is A-1-7000 (Light Agriculture – 7,000 s.f. minimum lot size). The proposed zoning designation is RPD-8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Acre – Development Program), to be effectuated through application approvals for a Zone Change and a DP-CUP. The proposed project design of 91 detached residential condominium units is consistent with the proposed RPD zoning designation, and the proposed project's RPD designation is consistent with the land uses and density of the surrounding neighborhood. Project impacts would be less than significant and no mitigation measures are required.

The project provides an excess number of parking spaces compared to County Code requirements with 182 garage spaces (two per unit) and 71 guest spaces that are accommodated along the interior street being proposed for the development. The guest parking spaces are proposed along the private streets within the Candlelight Residential community.

Per County Code Section 22.080.010, the dimensions for a standard automobile parking space are 8.5 feet in width by 18 feet in length. The proposed dimensions for the guest spaces on the private streets of the community are 8 feet x 22 feet, which is consistent with typical engineering design and would allow for adequate maneuvering into and out of the parking spaces. The requested 8-foot width is also consistent with the County Public Works standards for "Private Drives and Traffic Calming Design Guidelines Manual", which specifically identifies 8-foot parking stall widths for parking along private drive-residential collector streets with parallel parking. Additionally, per the Zoning Code, the 8-foot width is equivalent to the County's compact parking space width. However, due to the conflicts between the County's Code and design standards, a Parking Permit is required to permit the 8-foot parking space width.

There will be no conflicts arising from the proposed compact guest spaces. All required and additional parking spaces in excess of the County's Code requirement are being provided on the project site either in garages or on the interior, private streets. The proposed private street dimensions meets both Fire Code requirements for minimum fire lanes widths and Public Works street dimension requirements for private streets with allowed parking on both sides of the street. Setbacks from fire hydrants have also been accommodated to ensure that no guest parking spaces would interfere with access to proposed fire hydrant locations. A minimum distance of 15 feet from all hydrants has been incorporated into the design of parking space locations. Project impacts would be less than significant and no mitigation measures are required.

In addition, a modification to the maximum 6-foot wall height standard is needed to accommodate an additional 1.5 feet in retaining wall height for the northern community wall facing the southern edge of the SCUHS campus. The additional retaining wall height is proposed to accommodate the site fill that is required to meet minimum drainage requirements on the project site and the 6-foot screen wall. The additional wall height would be seen from the planned parking lot along the southern area of the SCUHS campus; therefore, the wall would not be in a highly visible location to public passersby or other sensitive uses. Project impacts would be less than significant and no mitigation measures are required.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☐	☒

No Impact. The entire project site is not located within any Hillside Management Criteria or SEA Conformation Criteria areas, or any other applicable land use criteria areas. The project site is surrounded by roadways and urban development, is relatively flat in topography, and does not contain any special status species. The project would not conflict with any management plans associated with Hillside Management Criteria or SEA Conformance Criteria areas, and no impacts would result. No mitigation measures are required.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) 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?	☐	☐	☐	☒

No Impact. According to the County of Los Angeles General Plan, major local mineral resources consist of oil, rock deposits, and sand and gravel. However, these resources are located in the alluvial fans of the Big Tujunga Wash toward the San Fernando Valley area and in the San Gabriel River area around Monrovia and Irwindale. Other extraction areas are located in northern Los Angeles County in other washes. There are no extraction areas within the East La Mirada vicinity.

There are some oil fields located in the eastern Los Angeles area, with one known oil field in the Santa Fe Springs area and another oil field to the east of La Mirada that straddles the Los Angeles County and Orange County jurisdictional boundary with most of it located within Orange County. However, there is no active drilling within close proximity to the project site and the site is surrounding by residential or school related use. Therefore, the proposed project would not result in the loss of availability of known mineral resources that would be of value to the region. Also, the project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impacts would occur and no mitigation is required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

No Impact. As stated above, no known commercially valuable mineral resources exist on or near the project site. In addition, the project site is not identified on a local General Plan, Specific Plan, or other land use plan as the location of a locally important mineral resource. The proposed project would not result in the loss of a locally important mineral resource. No significant impacts related to mineral resources would result from project implementation, and no mitigation is required.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	☐	☐	☒	☐

Less Than Significant Impact. A Noise Impact Analysis (NIA) prepared in April 2013 by Giroux & Associates analyzes the potential noise-generating effects of the project, as well as means to reduce such effects. Detailed descriptions of noise measurements, technical terminology, and noise modeling methodologies are provided in the NIA, which is included in Appendix E.

Existing Noise Levels

Ambient noise monitoring was conducted in January 2013 at four locations for 24-hour periods in order to document the daily trend in noise levels generated by area roadways and noise associated with the adjacent SCUHS. Measurement locations and detailed monitoring results are included in Appendix E. The four locations and resulting 24-hour CNELs are summarized as follows:

- **Meter Location 1:** On-site southwest corner (First Avenue and Candlelight Drive)
  - Primary noise influence(s): Traffic on both roadways
  - Monitored CNEL: Approximately 66 dB CNEL

- **Meter Location 2:** Western side of SCUHS parking lot at project site north boundary
  - Primary noise influence(s): Vehicles in parking lot
  - Monitored CNEL: 61 dB CNEL

- **Meter Location 3:** Eastern edge of SCUHS parking lot at project site north boundary
  - Primary noise influence(s): Vehicles in parking lot
  - Monitored CNEL: 57 dB CNEL

- **Meter Location 4:** Southeast corner of project site behind existing homes
  - Primary noise influence(s): Traffic on Candlelight Drive only
  - Monitored CNEL: Less than 60 dB CNEL

Meter Locations 3 and 4 are within the 60 dB CNEL exterior noise level, which is considered to be a "normally acceptable" noise level for single-family, duplex and mobile homes involving normal conventional construction, without any special noise insulation requirements. Meter Location 2 is 61 dB CNEL, but well below the upper recommended exterior compatibility standard of 65 dB CNEL for residential uses.

At 66 dB CNEL, Meter Location 1 experiences noise levels considered "conditionally acceptable" and the proposed residential project is, therefore, subject to an evaluation of noise reduction requirements and

recommendations for noise attenuation features. Exterior noise attenuation features include, but are not limited to, setbacks to place structures outside the conditionally acceptable noise contour, orienting structures so no windows open to the noise source, and/or installing noise barriers such as berms or solid walls. The project's exposure to various noise sources, including project-related traffic, is evaluated in the *On-Site Noise Exposure* discussion below.

Project-Related Vehicular Noise Levels

To determine the project contribution to mobile source noise emissions on project area roadways, the NIA evaluated existing (2012) and future (2017) traffic conditions, both with and without the project. The NIA obtained traffic volume data and speed limit information from the Traffic Impact Analysis prepared by Linscott, Law & Greenspan (LLG 2013), and calculated 24-hour CNEL levels at 50 feet from roadway centerlines along project area roadway segments.

Table 5 of the NIA summarizes the 24-hour CNEL levels and shows a maximum traffic noise increase of 0.7 dB CNEL at 50 feet from the centerline of Woodbrier Drive east of Tigrina Avenue when adding project traffic to existing traffic. When project traffic is added to year 2017 traffic conditions, Amber Valley Drive between First and Tigrina Avenues shows a maximum traffic noise increase of 0.6 dB CNEL at 50 feet from the centerline. Under both scenarios, the project-related traffic noise increase is below the +3.0 dB CNEL significance threshold and, therefore, is less than significant.

The cumulative conditions scenario in the Traffic Impact Analysis evaluated a 5.5 percent growth in existing volumes between 2012 and 2017, and added the traffic contribution of 22 planned or approved cumulative projects in the project site vicinity. Under the cumulative scenario, which includes project traffic, the NIA calculated that the largest cumulative impact would be a 0.8 dB CNEL increase at 50 feet from the Amber Valley Drive centerline between First and Tigrina Avenues. Since the cumulative traffic noise increase is below the +3.0 dB CNEL significance threshold, the cumulative impact is less than significant.

On-Site Noise Exposure

The project site is and will continue to be exposed to a variety of noise sources from adjacent roadways and from SCUHS operation. Ambient noise monitoring indicates that the southwest corner of the site (Meter Location 1) is exposed to a 66 dB CNEL, which is a noise level considered "conditionally acceptable" and subject to an evaluation of noise reduction requirements. The NIA identified Lot 4 as the closest proposed residential use to the intersection of First Avenue and Candlelight Drive. However, the NIA determined that the planned 6-foot-high perimeter wall would provide 5 to 6 dB noise protection, thereby reducing traffic noise to within the 65 dB compatibility guideline. No mitigation would be required.

At the southeast corner of the site (Meter Location 4), the project would be exposed to a maximum 57.2 dB CNEL adjacent to Candlelight Drive. According to the NIA, even if traffic noise were to exceed 60 dB CNEL, the planned 6-foot-high perimeter wall would provide sufficient noise protection to maintain the recommended noise compatibility threshold of 65 dB CNEL for project recreational uses adjacent to Candlelight Drive. No mitigation would be required.

At the northern site boundary (Meter Locations 2 and 3), noise emanating from the adjacent SCUHS parking lot was measured at 57 to 61 dB CNEL. In addition to a planned 6-foot-high perimeter wall at this location, access to the SCUHS parking lot would be eliminated as part of the proposed project, and its use would either be reduced or non-existent. No mitigation would be required.

The project common space is interior to the site and is protected from noise through setback distance from Candlelight Drive, as well any sound attenuation afforded by the proposed residential structures themselves. No mitigation is required for project common space.

An interior CNEL of 45 dB is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for all habitable rooms in residential use, including single-family dwelling units. This is required prior to building permit issuance. However, since normal noise attenuation within residential structures with closed windows is 20 dB, an exterior noise exposure of 65 dB CNEL allows the interior standard to be met without any specialized structural attenuation (dual-paned windows, etc.).Dual-paned windows are required by the California Building Code (CBC) for energy conservation in new residential construction and would be installed in all project residences.

Closed dual-paned windows typically achieve an exterior to interior noise level reduction of 30 dB. Interior noise standards would therefore be met with closed windows even if exterior building façade levels were as high as 75 dB CNEL. Although partly open windows only achieve a noise level reduction of 12 dB, interior standards would be met with a large margin of safety as long as residents have the option to close their windows. Where window closure is needed to shut out noise, supplemental ventilation is required by the CBC with some specified gradation of fresh air. Central air conditioning or a fresh air inlet on a whole house fan would meet this requirement. Where window closure is needed to achieve 45 dB for policy compliance at perimeter units, supplemental fresh air ventilation would be provided at rates specified in the CBC. No mitigation would be required.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Less Than Significant Impact. The proposed project is a request to construct 91 detached condominium units adjacent to the SCUHS campus immediately to the north, less than 300 feet from Rancho Starbuck Intermediate School to the southeast, and in the midst of a fully developed single-family residential community. Residential condominium development is not a substantial noise-producing land use. Noise from the project site to the adjacent school would be effectively impeded by planned 6-foot-high perimeter walls to the north, and by the existing school buildings themselves. Noise from project-related traffic increases are shown in Question 13.a) above to have effects that are below significance thresholds. Therefore, the project would not generate or expose persons to excessive noise levels, and impacts would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐

Less Than Significant Impact. As discussed previously in Question 13.a), noise impacts are considered significant if they expose persons to levels in excess of standards established in local general plans or noise ordinances. Impacts may also be significant if they create either a substantial permanent or temporary increase. In most environmental analyses, "substantial" is taken to mean a level that is clearly perceptible to humans. In practice, this is at least a +3 dB increase. Noise from project-related traffic increases are shown in Question 13.a) to have effects that are well below the +3 dB significance threshold. Therefore, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound	☐	☒	☐	☐

systems?

Less Than Significant Impact with Mitigation Incorporated.

Construction Noise

All project-related construction activities would be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment would be limited by compliance with the Noise Control Ordinance (County Code Chapter 12.08) and County Code Chapter 12.12 (Building Construction Noise). The Noise Control Ordinance restricts and regulates hours of construction operation and levels of construction noise. In Section 12.08.440, construction noise is restricted from 7:00 p.m. to 7:00 a.m. weekdays and Saturdays and at any time on Sundays or holidays when it creates a noise disturbance across a residential or commercial property line.

Despite compliance with County requirements, noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. The Noise Control Ordinance standard for construction is stated in terms of a "not-to-exceed" level, which is generally understood to be the peak hourly value (Leq). During most intensive heavy equipment operations, the peak hourly average noise level from several pieces of equipment in simultaneous hourly operation is 85 dB Leq at 50 feet from the activity. In close proximity to heavy equipment operations, the County Ordinance standard in Section 12.08.040.B may be exceeded.

Point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance. The loudest construction activities would require almost 160 feet of distance between the source and a nearby receiver to reduce the peak 85 dB Leq source strength to the generally acceptable 75 dB exterior exposure level specified in the County Building Code. Although there are 45 existing residences and 4 SCUHS buildings within 160 feet of the project site construction limits, various mitigating factors would reduce the potential exposure to construction noise exceeding 75 dB. First of all, residences south and west of the site are separated by Candlelight Drive and First Avenue, respectively, and roadway traffic would assist in masking construction noise impacts at these receptors. In addition, residential properties along First Avenue have perimeter fences that attenuate noise to varying degrees, depending on the type of construction, while residences along Candlelight Drive face the roadway with their rear yards/patios shielded by the home itself and added distance set-back. Finally, instructional activities at SCUHS occur inside classrooms/labs with closed windows and air conditioning. Typical structural attenuation of -25 dB for institutional space with tightly closed windows would reduce exterior equipment noise levels up to 80 dB to an acceptable interior school use level of 55 dB or less. Therefore, the most likely noise-impacted surrounding uses would be the homes that back up to the east boundary of the project site.

Mitigation Measure MM-10 requires compliance with the County's construction activity time limits, the use of distance buffers for certain heavy equipment or powered hand tools, and the installation of contiguous 10-foot sound curtains along the eastern site boundary. The curtains would result in 13.0 dB of noise attenuation, which exceeds the 10 dB reduction needed to meet County standards. Construction noise can be mitigated to within the code threshold by this measure.

Mitigation Measures:

MM-10: *During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:*

- *Construction activities shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturday. Construction shall not be permitted on any national holiday or on any Sunday.*
- *All construction equipment shall use properly operating mufflers.*
- *Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means.*
- *A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array.*

Construction Vibration

The NIA also evaluated the potential for construction activities to cause excessive groundborne vibration or groundborne noise levels. Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. Vibration is most commonly expressed in terms of vibration decibels (VdB). The range of vibration decibels is as follows:

65 VdB	-	threshold of human perception
72 VdB	-	annoyance due to frequent events
80 VdB	-	annoyance due to infrequent events
94-98 VdB	-	minor cosmetic damage

Typical background vibration levels in residential areas are usually 50 VdB or lower, below the threshold of human perception. Construction equipment produces various levels of vibration according to the distance between source and received. The NIA evaluated the likely mix of project construction equipment and determined that a large bulldozer would create the maximum potential vibration on-site of 81 VdB at 50 feet from the source. The threshold for structural damage such as cracked stucco is typically 100 VdB. Groundborne vibrations from construction activities rarely reach levels that can damage structures.

Applying Los Angeles County's vibration standard (Ordinance 11778 Section 12.08.560) of 0.01 inches per second, which equates to 80 VdB for vibration annoyance, a large bulldozer would exceed that standard within 56 feet of a residential structure. Eight existing homes are within 41 feet of the east property line and therefore within the 56-foot threshold distance. Recreational uses (i.e., rear yards) at residences east of the site are closest to the project, and groundborne vibration is almost never annoying to people who are outdoors. Additionally, large bulldozers would not likely operate directly at the shared property line with the eastern perimeter homes. Any fine grading at the property line would be performed with small bulldozers, which have 30 VdB less vibration potential and would not exceed the County's vibration annoyance threshold. Nevertheless, vibration perception such as rattling windows could occur in those residential structures if large bulldozers are permitted to operate within the 56-foot threshold distance. Therefore, mitigation measure MM-11 requires a buffer to be maintained along the eastern property boundary to preclude large bulldozers and to ensure adequate vibration protection.

Although vibration levels from heavy equipment may be noticeable at times at the nearest single-family homes to the east of the project site, they would not cause any structural damage. With implementation of Mitigation Measure MM-11, vibration levels would not exceed the Los Angeles County vibration threshold and impacts would be less than significant.

Mitigation Measures:

MM-11: *During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern site boundary.*

If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact. Fullerton Municipal Airport is located about 3.5 miles south of the project site. The project site is not located in an airport land use plan area, or in the vicinity of a public airport; therefore, there is no impact associated with these issues.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact. The project site is not located in the vicinity of a private airstrip; therefore, there is no impact associated with this issue.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Less than Significant Impact. The project proposal includes a request for approval of a Zone Change to allow for the construction of 91 detached condominium units. Based on the US Census Bureau's estimate of 3.1 persons per household for the East La Mirada Census Designated Place (CDP) for 2007-2011, the project would increase the population in the East La Mirada CDP by 282 people. This population increase would be insignificant for the East La Mirada CDP area and Countywide. It is less than three percent of the overall population for the East La Mirada CDP area and is far less than one percent of the County population in unincorporated areas.

In addition, implementation of the proposed project would not result in the need for new infrastructure (including roadways or water and wastewater facilities) to be extended other than those needed to serve the project onsite.

Therefore, the project would not induce substantial population growth in the area either directly or indirectly, and no mitigation is required.

b) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

Less than Significant Impact. As discussed in response 14.a) above, the anticipated population increase associated with development of the project would be less than three percent of the existing estimated population for the East La Mirada CDP. The project would not exceed any official regional or local population projects and no mitigation is required.

c) Displace existing housing, especially affordable housing necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact. The site consists of a parking lot, open lawn areas, a running track and sports fields, for use associated with the SCUHS campus. No housing units are located on site, and housing displacement would not occur as a result of project development. Therefore, the proposed project would not result in an impact related to housing displacement, and no mitigation is required.

d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact. The site consists of a parking lot, open lawn areas, a running track and sports fields, for use associated with the SCUHS campus. No housing units or other forms of temporary housing are located on site, and no people would be displaced as a result of project development. Therefore, the proposed project would not result in an impact related to the displacement of people, and no mitigation is required.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less than Significant Impact. There are currently five fire stations located within approximately five miles of the project site. Locations are:

- 1245 Hacienda Road
- 201 East La Habra Boulevard
- 605 West Mountain View Avenue
- 740 East Lambert Road
- 11300 Greenstone Avenue

Prior to final plan approval, the Fire Department would verify that the proposed project has been designed to comply with all applicable Fire Code requirements, including potential provision for new firefighting personnel, equipment and facilities. The proposed project is providing onsite fire protection measures (i.e., new hydrants and fire lanes), would not result in the need for additional offsite services, and would not reduce the response time for existing fire protection services. Therefore, the proposed project would not be considered a fire hazard and would not exceed the capacity of the fire department to serve the site or other areas with existing fire protection services and resources. Impacts would be less than significant and no mitigation measures would be required.

Sheriff protection?	☐	☐	☒	☐

Less than Significant Impact. The Los Angeles County Sheriff's Department (LASD) serves the area, and the Norwalk Sheriff's Station (in Region 3) is located approximately 5.5 miles from the project site, at 12335 Civic Center Drive in Norwalk.

The proposed development is projected to increase the local population by approximately 280-330 persons. The Sheriff's Department seeks to maintain an optimal service ratio of one officer per 1,000 residents. It is unlikely that the small increase generated by the project would cause the area to be underserved. Based on this, the proposed project would not exceed the Sheriff's Department's capacity to serve the site or other areas with existing Sheriff's police services. It would not reduce the response time for existing local police services. Impacts would be less than significant and no mitigation measures would be required.

Schools?	☐	☐	☒	☐

Less than Significant Impact. East La Mirada is located in the Lowell Joint School District service boundaries, which is a non-unified school district sharing common jurisdiction with other non-unified school districts. The Lowell Joint School District entered into a school facilities fee allocation agreement with the Fullerton Joint High School District. The Lowell Joint School District currently operates five elementary schools and one middle school (Lowell Joint School District's School Fee Justification Study, 2012). These facilities have a capacity to accommodate 4,391 students; however this capacity was adjusted to exclude portable classrooms (Lowell Joint School District's School Fee Justification Study, 2012). The student enrollment in the School District of 3,159 students was reported based on data collected in October 2011. This is broken down by 2,434 students at the elementary school level and 725 students at the middle school level. According to Table 1 of the School District's 2012 School Fee Justification Study, there is currently a deficit of 134 for elementary school level capacity, which is the total for all five elementary schools.

The student generation rates included in the study are as follows:

Table 6
Student Generation Rates

School Level	SFD Units	MFA Units
Elementary School (K-6)	0.2060	0.1805
Middle School (7-8)	0.0643	0.0384
Total	**0.2703**	**0.2189**

Utilizing the above student generation rates, the proposed project would result in 19 new elementary school students (0.2060 x 91 units) and 6 new middle school students (0.0643 x 91 units). The two elementary schools that are located closest to the project site are Meadow Green School and Olita Elementary School; both are about 0.50 mile from the site. By the time the project is completely constructed, it can be assumed that the number of current elementary school students at Meadow Green School and Olita Elementary School that will be graduating and starting middle school will exceed the number of elementary school level students generated by the project because presently, there are a total of 122 students in grade level 3, 136 in grade level 4, 130 in grade level 5, and 134 in grade level 6 that are enrolled at Meadow Green School and Olita Elementary School[1] Similarly, it is anticipated that the number of middle school students graduating will exceed the anticipated six new middle school level students associated with project development. Pursuant to Section 65996 of the Government Code, the applicant is required to pay developer fees to the Lowell Joint School District. Section 65996 designates Section 17620 of the Education Code (the mitigation fees authorized by SB 50) and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities. With payment of these fees, potential school impacts are considered less than significant.

Parks? ☐ ☐ ☒ ☐

Less than Significant Impact.
Los Angeles County Department of Parks and Recreation prepared a Park Obligation Report dated August 29, 2013. According to the Park Obligation Report, the project would generate 3.68 people per dwelling unit, or 335 residents for the 91-unit development, with a total local park space obligation of 1.0 acre. The 1.0-acre park obligation for Tentative Map # 72216 would be met by the payment of $253,359.00 in-lieu fees.

In addition to payment of in-lieu fees to comply with park obligation requirements, the project is designed to include an approximately half-acre site immediately adjacent to the entryway off Candlelight Drive, landscaped pedestrian access-ways and connection points, a tot lot, and a community garden area. A portion of the park

[1] Based on email received from Andrea Reynolds of Lowell Joint School District, dated April 22, 2013.

that is adjacent to the entryway and off Candlelight Drive would be available for public access.

Libraries? ☐ ☐ ☒ ☐

Less than Significant Impact. As mentioned earlier, the project would result in about a 3 percent increase in population over existing conditions for the East La Mirada CDP area. As such, while the proposed project would generate an increased demand for library facilities, this increase would not be substantial, and the project would not require the construction of a new library. There are presently five libraries located within two miles of the project site, and four additional libraries located within six miles of the project site.

Prior to construction, the project would be required to pay library facilities mitigation (impact) fees (currently $830 per DU or a total of $75,530.00 for the overall development). Thus, the impacts would be less than significant and no mitigation would required.

Other public facilities? ☐ ☐ ☒ ☐

Less than Significant Impact. The project would result in about a 3 percent increase in population over existing conditions for the East La Mirada CDP area. While the proposed project would generate an increased demand for other public facilities, this increase would not be substantial, and the project would not be expected to require the construction of additional new facilities. While the project would likely create a slight increase in the demand for other public facilities, given the size of the project and the proposed residential use, this impact would be less than significant and therefore no mitigation is required.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

Less than Significant Impact. According to the County's Park Obligation Report, the project would generate 3.68 people per dwelling unit, or 335 residents for the 91-unit development. Based on this, a total local park space obligation of 1.0 acre is required to comply with the County's Subdivision Code requirements for recreation facilities. The 1.0-acre park obligation for Tentative Map # 72216 would be met by the payment of $253,359.00 worth of in-lieu fees.

In addition to payment of the in-lieu fees, the proposal is designed with an approximate half-acre park area, a tot lot, and a community garden, that would all be available to residents for recreational use. The project also includes a publicly-accessible community green within the half-acre park area, which is expected to directly absorb some of the patronage of the existing recreational area of the SCUHS campus. (Note that this patronage was allowed to be conducted on private property at the discretion of the SCUHS owners; the provision of a new space dedicated for public access, even if smaller than the existing space, is considered in this respect to be an improvement over the existing condition.) With the project's on-site recreation facilities and payment of the in-lieu fees, the potential effects on existing neighborhood and regional parks or other recreational facilities is considered less than significant, and no mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Less than Significant Impact. Please refer to the discussion for Question 16.a), above. The proposed project includes an approximate half-acre park area immediately adjacent to the entryway, a community garden, and a tot lot. All would be available amenities to future residents of the project, and a smaller portion would be publicly-accessible. While the proposed project would result in population growth within the community, it would not require the construction or expansion of recreational facilities that would result in adverse effects on the environment, and thus, impacts would be less than significant. The project would remove an athletic track and field, as well as open lawn areas that were used for recreation in the past. While there may be some loss of an existing community recreational resource allowed at the discretion of SCUHS, these fields were developed when the site was historically used as a high school. Presently, SCUHS does not utilize the fields due to a lack of a physical education component in the SCUHS curriculum. Thus, no mitigation is required.

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland? ☐ ☐ ☒ ☐

Less than Significant Impact. In 2004, the County's Department of Parks and Recreation prepared the Strategic Asset Management Plan for 2020 (SAMP) to provide the County and the public information that would enable prioritization of the allocation of limited economic resources for the provision of parks, recreation facilities, and open space. The SAMP includes park inventories, identifies needs, and provides recommendations for each Planning Area and each Supervisorial District.

The applicant intends to pay in-lieu fees of $253,359.00 to comply with the park obligation requirement, in addition to the recreational amenities that are incorporated into the project design. Payment of this fee would contribute to the economic resources available to provide parks, recreation facilities, and open space. It is consistent with the SAMP and the County's General Plan standards for the provision of parkland and impacts would be less than significant. No mitigation is required.

d) Would the project interfere with regional open space connectivity? ☐ ☐ ☐ ☒

No Impact. The project is located on an urban infill site that does not provide the potential to connect any offsite open spaces (i.e., parks, trails, and other outdoor public facilities) located in the region to each other. Therefore, the project would have no impact to regional open space connectivity, and no mitigation is required.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. In consultation with Public Works Traffic and Lighting Division staff, Linscott, Law & Greenspan (LLG) prepared a traffic impact analysis (TIA) to address the potential traffic impacts and circulation needs associated with the proposed project (Appendix F). The analysis evaluates operating conditions at 13 key study intersections within the project vicinity, which were identified based on an analysis of surrounding intersections by Public Works Traffic and Lighting Division staff and LLG. In addition, the TIA estimates trip generation potential associated with the project based on the Institute of Transportation Engineers Trip Generation Manual, 9th Edition, which is the definitive source for trip generation information, and forecasts future operating conditions without and with the proposed project. The analysis follows the Los Angeles County Department of Public Works traffic study guidelines, the approved TIA scope of work (Appendix A of the TIA) and is consistent with the most current Congestion Management Program for Los Angeles County.

Level of Service (LOS)

Operating conditions at intersections are described in terms of Level of Service ("LOS"). LOS is a measure of a roadway's operating performance and is a tool to define thresholds of significance. The LOS is between A and F, with LOS A representing the best operating conditions and LOS F representing the worst. LOS D is the minimum acceptable condition that should be maintained during the peak commute hours, according to the County, City of Whittier, City of La Mirada, and City of La Habra. However, exceptions to this criterion are provided for specific locations, and LOS E is the performance standard during peak commute hours for nonresidential intersections, according to the City of La Mirada General Plan and the City of La Habra. As such, for the study area, the table below denotes the appropriate LOS requirement that applies for each of the intersections analyzed in the TIA:

LOS "E" Requirements	
1. Santa Gertrudes Avenue at Imperial Highway	13. Beach Boulevard at Imperial Highway
LOS "D" Requirements	
2. Leffingwell Road at Lambert Road 3. 1st Avenue at Leffingwell Road 4. 1st Avenue at Lambert Road	8. Cullman Ave/Project Driveway at Candlelight Drive 9. Tigrina Avenue at Amber Valley Drive

5. 1st Avenue at Amber Valley Drive	10. Tigrina Avenue at Woodbrier Drive
6. 1st Avenue at Candlelight Drive	11. Tigrina Avenue at Candlelight Drive
7. 1st Avenue at Imperial Highway	12. Tigrina Avenue at Imperial Highway

Source: Candlelight Residential Project Traffic Impact Analysis (Linscott, Law & Greenspan, April 2013).

In conformance with County of Los Angeles and LA County CMP requirements, existing AM and PM peak-hour operating conditions for the key signalized study intersections were evaluated using the Intersection Capacity Utilization (ICU) method. For unsignalized intersections, the methodology outlined in Chapter 17 of the Highway Capacity Manual 2000 (HCM 2000) was used. Due to the site being located near the Los Angeles County and Orange County jurisdictional boundaries, the TIA provides more discussion about the different ICU lane capacity differences for both jurisdictions in Section 3.4.1.

The ICU method is intended for signalized intersection analysis and estimates the volume to capacity (V/C) relationship for an intersection based on the individual V/C ratios for key conflicting traffic movements. The ICU numerical value represents the percent signal (green) time and thus capacity, required by existing and/or future traffic. A more in depth discussion about the ICU method is provided in Section 3.4.1 of the TIA (Appendix F). Below are the six LOS categories of LOS A through F and the service criteria associated with each LOS. This applies to signalized intersections.

Table 7
Level of Service Criteria for Signalized Intersections

LOS	ICU Value (v/c)	Level of Service Description
A	≤0.60	LOS A describes operations with low control delay, up to 10 seconds per vehicle. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.
B	0.61–0.70	LOS B describes operations with control delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than the LOS A, causing higher levels of delay.
C	0.71–0.80	LOS C describes operations with control delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from only fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	0.81–0.90	LOS D describes operations with control delay greater than 35 and up to 55 seconds per vehicle. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	0.91–1.00	LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent.

F	≥1.00	LOS F describes operations with control delay in excess of 80 seconds per vehicle. This level, considered unacceptable to most drivers, often occurs with oversaturation, this is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high V/C ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

Source: Candlelight Residential Project Traffic Impact Analysis (Linscott, Law & Greenspan, April 2013).

For unsignalized intersections, the HCM method estimates the average control delay for each of the movements and determines the level of service for each movement. The HCM control delay value translates to an LOS estimate, which is a relative measure of the intersection performance. The six qualitative categories of Level of Service, LOS A through F, are provided in Table 8, below. A more thorough discussion about the HCM method of analysis is provided in Section 3.4.2. of the TIA, found in Appendix F.

Table 8
Level of Service Criteria for Unsignalized Intersections

LOS	HCM Delay Value (sec/veh) Unsignalized	HCM Delay Value (sec/veh) Signalized	LOS Description
A	≤10.0	≤10.0	Little or no delay
B	>10.0 and ≤15.0	>10.1 and ≤20.0	Short traffic delays
C	>15.0 and ≤25.0	>20.1 and ≤35.0	Average traffic delays
D	>25.0 and ≤35.0	>35.1 and ≤55.0	Long traffic delays
E	>35.0 and ≤50.0	>55.1 and ≤80.0	Very long traffic delays
F	>50.0	>80.0	Severe congestion

Source: Candlelight Residential Project Traffic Impact Analysis (Linscott, Law & Greenspan, April 2013).

The existing AM and PM peak-hour traffic volumes for the 13 key study intersections and existing peak hour service level calculations were collected. Table 3-3 of the TIA provides a summary of the existing peak-hour level of service for the 13 key study intersections. Table 8-1 of the TIA summarizes the peak hour LOS results for all 13 key study intersections for the existing conditions and the existing plus project traffic conditions. Of the 13 key study intersections, two intersections already have LOS F without the project and would remain at LOS F with the proposed project and additional traffic associated with the project. The two locations impacted are First Avenue at Candlelight Drive (the intersection immediately southwest of the project site) and Tigrina Avenue at Imperial Highway. Both are forecasted to continue having LOS F. However, Table 8-1 of the TIA demonstrates that a level of service of A could be achieved for both of these intersections with improvements incorporated. The improvements include traffic signals and additional turning lanes.

At the request of Los Angeles County Department of Public Works staff, a traffic signal warrant analysis was also prepared for the following six key study intersections for existing traffic conditions:

- 1st Avenue at Candlelight Drive
- Cullman Avenue at Candlelight Drive
- Tigrina Avenue at Amber Valley Drive
- Tigrina Avenue at Woodbrier Drive
- Tigrina Avenue at Candlelight Drive

- Tigrina Avenue at Imperial Highway

Table 3-4 of the TIA summarizes the results of the signal warrant analysis and indicates that intersections of First Avenue/Candlelight Drive and Tigrina Avenue/Imperial Highway currently operate at an unacceptable LOS during the AM and PM peak hours. For the remaining four intersections, the traffic signal warrants are not satisfied for existing traffic conditions. The traffic signal warrant analysis confirmed the same intersections that were identified when looking at AM and PM peak-hour traffic volumes and LOS for existing conditions and existing plus project conditions.

Section 11 of the TIA lists recommended improvements that would help mitigate existing and project associated impacts at various intersections. As mentioned, the two intersections that are anticipated to operate at an LOS below the acceptable level are 1st Avenue at Candlelight Drive and Tigrina Avenue at Imperial Highway. The proposed improvements are as follows:

- 1st Avenue at Candlelight Drive: Restripe 1st Avenue to provide a northbound left-turn lane with 100-feet of storage and a 90-foot transition and southbound left-turn lane with 200-feet of storage and a 90-foot transition. Restripe Candlelight Drive to provide an exclusive westbound right-turn lane. Implementation of this improvement would require the removal of up to 200-feet of on-street parking along project frontage on Candlelight Drive. Install a traffic signal. Traffic signal operation/phasing to be determined in coordination with the County of Los Angeles.
- Tigrina Avenue at Imperial Highway: Restripe Tigrina Avenue to provide separate northbound and southbound left-turn lanes with a minimum storage of 50-feet. Install a traffic signal. Traffic signal operation/phasing to be determined in coordination with the County of Los Angeles and/or City of La Mirada.

Section 11.1.3 of the TIA identifies three intersection improvements that are recommended to mitigate the Year 2017 cumulative impacts. Recommended improvements includes improvements of both the 1st Avenue/Candlelight Drive and Tigrina Avenue at Imperial Highway intersections that are discussed above. A third location is identified, Leffingwell/Lambert Road, with improvements consisting of widening and/or restriping to create an exclusive northbound right-turn lane that is 200-feet long and includes a 90-foot transition. This additional improvement is recommended to mitigate the Year 2017 cumulative impacts. Figures 11-1, 11-2, and 11-3 in the TIA illustrate conceptual improvement plans for each of the intersections.

The TIA indicates that with improvements, the 1st Avenue/Candlelight Drive and Tigrina Avenue at Imperial Highway intersections would be operating at LOS A under the scenario of existing conditions, plus ambient growth, plus proposed project. As such, Mitigation Measure MM-12 is included to fund the necessary improvements at Leffingwell Road/Lambert Road, 1st Avenue/Candlelight Drive, and Tigrina Avenue/Imperial Highway to reduce the potential impacts to less than significant.

All the streets within the project boundary are proposed to be private driveways and fire lanes. A waiver for street frontage will be required prior to the approval of the environmental documents to the satisfaction of the Department of Regional Planning.

Mitigation Measure:

MM-12: *Prior to the issuance of Certificate of Use and Occupancy, the applicant shall pay the project's fair share contribution to offset its Year 2017 cumulative impacts at the intersections of Leffingwell Road/Lambert Road, 1st*

Avenue/Candlelight Drive, and Tigrina Avenue/Imperial Highway, which is presently estimated to be $228,250.00.

Traffic Forecasting

The TIA explains the multi-step process that is built into the traffic forecasting methodology. Once project traffic assignments are developed, the impact of the proposed project is isolated by comparing operational (LOS) conditions at selected key intersections using expected future traffic volumes with and without forecast project traffic (Linscott, Law & Greenspan, 2013). Generation rates are available in the 9th Edition of Trip Generation, published by the Institute of Transportation Engineers (ITE) was used. For this project, ITE Land Use 210: Single Family Detached Housing trip rates were used.

The proposed project is forecast to generate 866 daily trips. Table 5-1 of the Traffic Impact Analysis summarizes the trip generation rates that were used in forecasting the vehicular trips generated by the proposed project and presents the project's forecast peak hour and daily traffic volumes of a typical weekday. As shown in Table 5-1, the proposed project is forecast to generate 866 daily trips, with 68 trips (17 inbound, 51 outbound) produced in the AM peak hour and 91 trips (57 inbound, 34 outbound) produced in the PM peak hour on a typical weekday.

Future Traffic Conditions

In order to make a realistic estimate of future on-street conditions prior to implementation of the proposed Project, the status of other known development projects (cumulative projects) in the vicinity of the proposed Project was researched by LLG at the County of Los Angeles, City of La Mirada, City of La Habra, City of Fullerton and City of Whittier. The potential impact of the proposed project was evaluated within the context of the cumulative impact of all ongoing development within the vicinity. Linscott, Law & Greenspan identified two (2) cumulative projects in the County of Los Angeles, three (3) cumulative projects in the City of La Mirada, seven (7) cumulative projects in the City of La Habra, one (1) cumulative project in the City of Fullerton and nine (9) cumulative projects in the City of Whittier within the vicinity of the subject site that have either been built, but not yet fully occupied, or are being processed for approval. These twenty two (22) cumulative projects have been included as part of the cumulative background setting.

Table 6-2 of the TIA summarizes the trip generation potential for all 22 projects. The cumulative projects are forecast to generate a total of 30,622 daily trips, with 2,134 trips (1,026 inbound and 1,108 outbound) forecast during the AM peak hour and 2,691 trips (1,410 inbound and 1,281 outbound) forecast during the PM peak hour.

The project is anticipated to be fully built-out by Year 2017. As such, traffic volumes in Year 2017 were forecasted using an ambient growth factor of 1.1% per year. This results in a 5.5% growth in existing volumes to Year 2017. Figures 6-4 and 6-5 of the traffic study present AM and PM peak hour existing plus ambient growth to Year 2017 traffic volumes at each of the 13 key study intersections. Tables 8-2 and 8-3 of the traffic study summarize peak hour level of service results for key study intersections. As shown in the tables, the Leffingwell Road/Lambert Road and 1st Avenue/Candlelight Drive intersections are at LOS F under all scenarios (i.e. existing conditions, ambient growth, and ambient growth plus project). With improvements, however, the LOS for both intersections would be at LOS A even when factoring in ambient growth and traffic associated with the proposed project. Mitigation Measure MM-12 is included, above, to reduce impacts to less than significant.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☐	☐	☒

Less than Significant Impact. The Congestion Management Program (CMP) was created statewide as a result of Proposition 111 and has been implemented locally by the Los Angeles County Metropolitan Transportation Authority (LACMTA). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potential regional significance be analyzed. A specific system of arterial roadways plus all freeways comprise the CMP system (Linscott, Law & Greenspan, 2013).

The TIA analyzes the project's potential impact in relation to CMP thresholds and it is provided in Section 12.0 of the traffic report. The closest CMP intersection monitoring location to the project site is CMP Station 27, located at La Mirada Boulevard at Imperial Highway.

The CMP guidelines require that arterial monitoring intersection locations must be examined if the proposed project would add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic) at CMP monitoring intersections. Based on the proposed project's trip generation potential, trip distribution and trip assignment, the project would not add 50 or more trips at the identified CMP intersection during either the weekday AM peak hour or PM peak hour. Therefore a CMP intersection traffic impact analysis is not required (Linscott, Law & Greenspan, 2013).

There are no CMP freeway monitoring locations in the vicinity of the project site, thus a CMP freeway traffic impact analysis is not required. There are no impacts associated with the project and no mitigation is required.

c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways?	☐	☐	☐	☒

Less Than Significant Impact. Please see response to Question 17.b) above.

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

No Impact. Long Beach Airport is the closest public airport and it is over 20 miles away. The Fullerton Municipal Airport is about 3.5 miles away; however, it is a general aviation facility with no commercial flights running to or from this airport. The project would not affect air traffic patterns, nor would it result in substantial safety risks. There would be no impact and no mitigation is required.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Less than Significant Impact. The proposed project would not introduce any new roadways or introduce a land use that would conflict with existing land uses in the surrounding area. Vehicular access to the site would be provided from Candlelight Drive via a single full-access unsignalized driveway located directly opposite Cullman Avenue. The curb cuts would be constructed to County standards. Internal vehicle circulation, including queuing and stacking would not impact ingress and egress to the site because driveway throat lengths have been designed to adequately support anticipated traffic for the project. In addition, turning movements

into and out of the project site at the project driveway is anticipated to operate at an acceptable LOS B during the AM and PM peak hours for existing plus project, existing plus ambient growth plus project and near-term cumulative plus project traffic conditions. According to the Traffic Study, there is adequate stacking that would be provided at the intersection. Therefore, the proposed project would not substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and no mitigation is required.

f) Result in inadequate emergency access? ☐ ☐ ☒ ☐

No Impact. Access into to the project site would be provided via one unsignalized driveway located along Candlelight Drive. The entrance driveway is proposed as an un-gated access point that would be designed as a private street and fire lane. The design includes a median; however, ingress and egress lanes would meet the County of Public Works and Fire Department's minimum requirement of having a 20-foot width on at least one-side to ensure that emergency access is not impeded.

An additional access point along 1st Avenue was considered during development of the project site plan and was discussed in the Traffic Impact Assessment. A second access point was rejected due to the following:

- The intersection of Cullman Avenue-Project Driveway/Candlelight Drive is forecast to operate at acceptable LOS B during the AM and PM peak hours with the proposed Project. Further, with implementation of recommended improvements at Candlelight Drive and 1st Street, this key intersection is forecast to operate at an acceptable LOS and vehicular queues on Candlelight Drive would be significantly reduced. Given the above and the fact that the project driveway would operate at an acceptable LOS, an additional access point to the project site is not required.
- An additional access point along 1st Avenue is deemed infeasible, based on the existing project design and its lack of an internal roadway connection that could safely account for the grade change (approximately 15 vertical feet) between the project and street levels.

The TIA evaluated the internal circulation of the project and determined that it is adequate for small service/delivery trucks, trash trucks, and fire trucks. With adequate emergency access from the single access point off Candlelight Drive, and minimum sufficient internal circulation needed to meet County standards, the project would not result in inadequate emergency access. However, it should be noted that an additional access point along either First Avenue or Candlelight (or both) would improve emergency access as well as general public access (trash and delivery trucks, taxis, shuttles, guests, etc.) into the development. No mitigation is required.

g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact. The project would not substantially conflict with adopted policies, plans or programs related to alternative means of transportation. However, the lack of a more permeable street system (i.e., two or more points of street connection along First Avenue and Candlelight Drive) constricts pedestrian and bicycle access to narrower private "paseos" and walkways that are not as effective as full street access through the development. The paseos/walkways will be mostly fronted by rear and side yard walls and fences of adjoining homes, reducing aesthetic appeal and creating potential safety issues. These areas will have to be well-illuminated for safety purposes and well-landscaped for aesthetic purposes.

h) Decrease the performance or safety of such facilities in 17. g) above? ☐ ☐ ☒ ☐

Less Than Significant Impact. See above response. Full street access in lieu of private paseos is preferable for the provision of alternative means of access. However, private paseos and walkways provide adequate pedestrian/bike access through the development so long as they are well-lit, landscaped and maintained.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

Less Than Significant Impact. Wastewater treatment requirements for the proposed project would be the same as those for all residential development in the surrounding area. There are no unique chemical or waste constituents in project wastewater that would exceed current wastewater treatment requirements. Impacts would be less than significant.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Less Than Significant Impact. The Los Angeles County Department of Public Health - Environmental Health Division recommended approval of Vesting Tentative Tract Map 072216 based on the use of public water and public sewer as proposed. The proposed sewer system would connect to an existing 8-inch VCP sewer line along Candlelight Drive, south of the project site. Fuscoe Engineering prepared a Sewer Area Study in February 2013, which assessed the existing sewer facilities' capacity to adequately service the proposed project wastewater demand. The study analyzed all tributary flow to the sewer system from the proposed project site to the Los Angeles County Sanitation District (LACSD) maintained 15-inch trunk sewer facility (P.C. 5053), downstream of the proposed development. All tributary area within the area study has been developed. Based on a sewer pipe capacity analysis, the study concludes that all existing sewer line segments that would be affected by the proposed residential development are deemed adequate to handle the additional sewage demand.

The proposed water system would connect to an existing 8-inch water line, also in Candlelight Drive. There are no known capacity issues that would require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Less Than Significant Impact. Based on proposed street and grading designs, the project site would mimic existing site topography by grading about 40% of the site to drain toward the east and about 60% of the site toward the west. Section 10 (*Hydrology and Water Quality*) describes the stormwater drainage and detention facilities that would be constructed to serve the project. All facilities would be constructed on-site and would meet County-mandated capacity requirements. The project would not create drainage system capacity problems, or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐

Less Than Significant Impact. Domestic potable and landscape water needs would be met by service from Suburban Water Systems via extending the existing water lines into the project site from Candlelight Drive. Suburban Water Systems has issued a will-serve letter and has sufficient reliable water supplies to serve the project demands. No new entitlements or water resources are necessary.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	☐	☐	☒	☐

Less Than Significant Impact. As described previously in Section 10 (*Hydrology and Water Quality*), the LID Ordinance requirements are incorporated into the project MS-4 Stormwater Quality Design, which describes how the project would protect against degradation of water quality during the operational (i.e., post-construction) phase of the project. The MS-4 Stormwater Quality Design provides a Drainage Concept (consisting of a Water Quality Plan, LID Plan, and hydrology and sizing calculations); details BMPs that the project would implement to mitigate post-construction stormwater runoff pollution; and assigns long-term maintenance responsibilities. The LID Plan was prepared in accordance with the County's LID Standards Manual (2009).

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Less Than Significant Impact. The project site is currently provided electricity by Southern California Edison and natural gas by Southern California Gas Company. The proposed project would continue to use both power sources by tying into existing electrical transmission lines and natural gas lines adjacent to the project site. All new facilities would be built to comply with all current building codes, including the requirements of California Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings, and the Title 24 California Green Building Standards. As such, the proposed project would not be expected

to require significantly greater supplies of energy resources that would result in capacity problems, or require construction or expansion of energy utility facilities. Impacts would be less than significant.

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

Less Than Significant Impact. Trash collection services would be provided by Burrtec Waste Industries, Inc. Burrtec operates five transfer stations, six materials recycling facilities and seven landfills throughout Southern California.

According to the Los Angeles County Solid Waste Information Management System (SWIMS), solid waste from the project area is sent to the Puente Hills Material Recovery Facility (MRF). The Puente Hills MRF is located in unincorporated Los Angeles County, next to the now-closed Puente Hills Landfill. The purpose of the Puente Hills MRF is to provide waste diversion and publicly-owned transfer capacity for Los Angeles County. This facility helps Los Angeles County meet the 50 percent diversion rate required under California law while providing for cost effective transfer of municipal solid waste to landfills using transfer trucks or rail. Waste is delivered to the Puente Hills MRF in collection trucks, which discharge their loads inside an enclosed processing building.

Recyclable materials including various grades of paper and cardboard are recovered through a combination of manual and mechanical methods. Residual waste is placed into large capacity trailers for transfer to permitted landfills. Currently, residual waste from the Puente Hills MRF is hauled to other landfills in San Bernardino. The facility is permitted to accept 4,400 tons per day and 24,000 tons per week of municipal solid waste. Any portion of the project-generated solid waste that is diverted from landfill disposal through recovery and recycling efforts at the MRF extends the life of County landfills.

According to the 2012 EIR for the Biola University Master Plan Update, the following other area landfills have long-term disposal capacity. The closest landfills are Savage Canyon and Olinda Alpha at 6 and 9 highway miles, respectively, from the project site.

Landfill	Estimated Closure Date	Permitted max daily intake (tons/day)	Average Daily Intake (tons/day)	Remaining Permitted Daily Intake (tons/day)
Azusa	2025	6,500	216	6,284
Bakersfield Metropolitan	2038	4,500	1,014	3,486
Savage Canyon	2048	350	260	90
Chiquita Canyon	2019	6,000	4,500	1,500
Sunshine Canyon	2037	12,100	8,052	4,048
Frank R. Bowerman Sanitary	2022	8,500	5,565	2,935
Prima Deshecha Sanitary	2067	4,000	1,512	2,488
Olinda Alpha	2021	8,000	5,795	2,205
Totals		**49,950**	**26,914**	**23,036**

Source: Table 4.14-13, *2011 Landfill Capacity and Intake Serving the City of La Mirada*, in Biola University Master Plan Update Draft Environmental Impact Report, SCH #2000091049 (City of La Mirada, May 2012).

According to data collected in SWIMS, Los Angeles County diverted 55 percent of its municipal solid waste in 2009, so residents and businesses disposed of approximately 9 million tons of municipal solid waste, or 4.8 pounds per capita per day in 2009.[2] The project would result in approximately 282 to 335 residents, depending on the generation rate used (see Question 16.a). At 4.8 pounds per capita after diversion, the proposed project would generate an estimated maximum of 1,608 pounds per day, or approximately 293 tons annually. Compared to the nearly 50,000 tons of permitted daily intake among the landfills listed, as well as the 2,295 tons remaining permitted daily intake at the Savage Canyon and Olinda Alpha landfills, the project contribution is individually inconsequential.

Given the considerable permitted capacity available at available landfills, combined with landfill disposal reduction at the MRF, project impacts are considered less than significant.

h) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Less Than Significant Impact. The project is required to comply with all federal, state, and local statutes and regulations related to solid waste. Further, the project does not propose uses that would be unable to comply with statutes and regulations related to solid waste. No impact would result.

[2] Source: 2009 Countywide Integrated Waste Management Plan Annual Report.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to 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, substantially 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?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. Development of the project does not have the potential to degrade the quality of the natural environment. The existing adjacent trees may, however, provide suitable habitat for nesting birds. Disturbing or destroying active nests that are protected is a violation to the Migratory Bird Treaty Act. Hence, mitigation measure MM-5 is included to ensure that the project complies with the Migratory Bird Treaty Act and reduces any potential impacts related to biological resources to less than significant.

While the site has no known historic, archaeological, or paleontological resources identified within the project boundaries, Mitigation Measure MM-6 is included to require a qualified archaeologist be retained and stop work if field personnel encounter buried cultural materials. Mitigation Measure MM-requires a paleontologist be retained and be onsite if excavations penetrate the bedrock formations. Mitigation Measure MM-8 is included to establish protocol in the event that human remains are encountered. Mitigation Measures MM-5 throughMM-8 would reduce any potential impacts to previously undiscovered archaeological, cultural or paleontological resources to less than significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. The project is classified as an urban infill development. Urban infill has the special characteristic of meeting short-term goals (such as property improvement and housing market supply) while also meeting long-term goals (such as overall GHG and energy use reduction, and more efficient use of existing infrastructure investments). With mitigation incorporated, the project should effectively address both short and long-term goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

☐ ☒ ☐ ☐

Less than Significant Impact with Mitigation Incorporated.
The site is surrounded by predominantly existing residential development. No other projects are proposed within the immediate vicinity of the project site; however, there are two other nearby residential project proposals in the County of Los Angeles, and 20 other residential, commercial, and public facility proposals in the nearby communities of City of La Mirada, City of La Habra, City of Fullerton, and City of Whittier. Cumulative impacts of the project and surrounding development proposals were analyzed in and discussed in the above sections of this Initial Study and determined to be less than significant or can be reduced to less than significant levels with incorporation of mitigation measures MM-1 through MM-11. Therefore, the project's contribution to any significant cumulative impacts would be cumulatively less than considerable.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☒ ☐ ☐

Less than Significant Impact with Mitigation Incorporated. The project is a residential development on a site that has been subject to grading in the past to level the elevation of the sports fields and is entirely surrounded by urban development areas. Development of the project would not cause substantial adverse effects on human beings because all potentially significant impacts of the proposed project can be mitigated to a less than significant level with the inclusion of mitigation measures MM-1 through MM-12.

FULLERTON JOINT UNION HIGH SCHOOL DISTRICT
Business Services
1051 W. Bastanchury Rd., Fullerton CA 92833
Phone (714) 870-2810
FAX (714) 870-2835

Via email: jsackett@planning.lacounty.gov

July 15, 2014

Jodie Sackett, Case Planner
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Project: Project No. R2013-00317-(4) / Tentative Tract Map 072216

Dear Ms. Sackett:

Thank you for providing the Fullerton Joint Union High School District (District) the opportunity to comment on the Brookfield Candlelight Residential Condominium Project.

It is the position of the District that development within the District should mitigate 100% of the cost of facilities needed to house the students that are generated by that development. It is important to note that statutory developer fees and state School Facility Program grant amounts do not fully mitigate the cost of constructing school facilities. Additional funding is needed to offset the costs associated with temporary housing and permanent construction of additional facilities to house and support the projected students.

A variety of options beyond statutory developer fees are available for mitigating the impact of development and include, but are not limited to:

1. Developer/District negotiated mitigation agreements
2. Mello-Roos Community Facilities Districts
3. Developer-Built Schools

The District encourages the developers to work proactively with the District to achieve appropriate mitigation solutions for the students generated by their respective developments and the collective and cumulative impacts that are created by multiple developments within the District's boundary.

Pursuant to Education Code Section 17620 et seq. and Government Code Section 65995 et seq., the District will require mitigation in the form of payment of statutory developer fees (at a minimum) in effect at the time building permits are issued to offset the educational facility costs associated with the additional students generated by this project.

The District appreciates and welcomes dialog with the County and the Developer regarding projects such as this. Conversations regarding school impact should involve the Lowell Joint School District, which is also impacted by this project.

If you have any questions, please feel free to call me at (714) 870-2810.

Sincerely,

Ronald N. Lebs
Assistant Superintendent, Business Services

cc George Giokaris Ed.D., Superintendent
Fullerton Joint Union High School District

Andrea Reynolds, Assistant Superintendent of Administrative Services
Lowell Joint School District

From:	Camacho
To:	Jodie Sackett
Subject:	Re: Public Hearing - Project No. R2013-03306 - 16200 Amber Valley Dr.
Date:	Wednesday, July 09, 2014 8:59:32 AM
Attachments:	AmberValley and First Ave.PNG

Hello Jodie

I appreciate all the valuable information that you shared. I was able to check out the library package and i got more details on the project.

Signs : I drove around this morning and noticed only 2 signs.

One is on First Avenue between Amber Valley and Candlelight. Problem is that this sign is not facing traffic and nobody that is driving on First Ave will see it. It is very easy to be missed and since most people driving on the street usually drive 30+ mph they will completely miss it.

Second is on Amber Valley in front of school facing directly to a street exit. Problem with this sign is that only people driving out of the street will see it and its not a busy street. If you are driving down Amber Valley (which most people do) you will completely miss it because its not facing traffic.

I did not see an signs on Candlelight Ave where the majority of signs should be

So theres only 2 signs and 2 are missing as of this morning

I have attached 2 photos of the major corners where the signs should be because thats where all current residents drive into our neighborhood. These corners provide the best visiblity to all residents and we would like to have them place here. As of this morning NO signs are there

Photos are of the corner of Amber Valley and First Ave and Candlelight and First. Please have them place signs here facing the traffic from all angles so everyone can see them

Yellow cards: We have only received One yellow card as of last night

Thanks again for taking the time to read this

David

From: Jodie Sackett <jsackett@planning.lacounty.gov>
To: 'Camacho' <iprintworks@yahoo.com>
Sent: Tuesday, July 8, 2014 1:11 PM
Subject: RE: Public Hearing - Project No. R2013-03306 - 16200 Amber Valley Dr.

Hello David,

First, thanks for letting me know your concerns. Regarding the signs, I asked the builder that they be re-positioned to be readable from the public sidewalk. There should be a total of **four** signs posted: two along First Avenue, one along Amber Valley and one along Candlelight. Please let me know if you do not see this. (This specific arrangement and number of signs is necessary in order to meet the County's legal site posting requirements.)

The Brookfield project is for 91 detached condominium units that will look like single-family

homes once built but where the grounds and common areas inside the project will be maintained by a Homeowner's Association. For more information on the project you can visit the local library and view the information package, or, go to our website here. Also, note that the full staff report on the project will be posted to the same website next Thursday, July 17, by 6pm.

There are two projects proposed at once-- you should have received **two** yellow cards. The first project is for the chiropractic college (SCUHS). They filed a Conditional Use Permit (CUP) to reduce the size of their property and modify the original conditions of approval that date back to the 1980's. Although they will be making some minor improvements to their facility (such as re-paving some parking lot driveways and re-striping parking spaces, adding some new landscaping, etc.) there is no demolition of buildings proposed and no new building construction proposed within the SCUHS campus.

The second project is the Brookfield Homes development already mentioned. The development will be located on the southerly 13 acres of property previously owned by SCUHS. Yes, Brookfield is still the builder, and as far as I know they plan to build the entire development until its completion.

I hope this clears things up. Please let me know if I can assist you further!

Best Regards,

Jodie Sackett
Land Divisions

From: Camacho [mailto:iprintworks@yahoo.com]
Sent: Monday, July 07, 2014 11:56 AM
To: Jodie Sackett
Subject: Public Hearing - Project No. R2013-03306 - 16200 Amber Valley Dr.

Hello Jodie

My Name is David and I am a resident near the chiropractic college in Whittier on Amber Valley Drive. I called you and left a message for you this past Thursday regarding the signs for the public hearing. This project is a HUGE concern for the residents near the college. For the last several years we have heard about the proposed new home project and the majority of the residents are against it. The last time we heard from Brookfield (Home Builders) was almost 2 years ago this September. We were invited to the gym at the college for a meeting and to see the proposed plans. It also allowed us to voice our concerns and get answers to our questions. Since then we havent heard anything.

Now fast forward to July 2014 and we see the signs for the " Public Hearing" on July 30. I am contacting you because this project is on all of our minds and we want to voice our concerns. I have a few questions and concerns below and I would appreciate a response at your earliest convieneince

1- A week ago I noticed 4 signs around the entire area of college. Today, July 7th there are only 2 left. They are placed in areas where they hard to see and someone is moving them to less visible locations. We should have at least 2 signs on the corner of Amber valley and First avenue at different angles so people can see them from all driving directions. Another 2 should be at corner of Candlelight and First avenue. These are high traffic corners and we need the signs to be visible so residents can

see them. There should also be a sign at the entrance near the track on Candlelight ave so those residents can see them. Signage is key!

2- On the public hearing sign it mentions 90+ condominiums. What happened to the single family homes they proposed 2 years ago?

3- We received a YELLOW notice of public hearing in the mail. The project description does NOT mention anything about the proposed condominiums. It is misleading because no mention of condos being built and residents are confused.

4- Is Brookfield homes still the builder?

All we ask is that we get more VISIBLE signage and more details on this project. The fact that the hearing is being held in LA and on a Wednesday will make it difficult for many residents to appear. If you can help us with more signage this will help get the word out and encourage the concerned residents to appear at hearing

Thank you and looking forward to hearing from you

David

From:	Camacho
To:	Jodie Sackett
Subject:	Public Hearing - Project No. R2013-03306 - 16200 Amber Valley Dr.
Date:	Monday, July 07, 2014 11:55:48 AM

Hello Jodie

My Name is David and I am a resident near the chiropractic college in Whittier on Amber Valley Drive. I called you and left a message for you this past Thursday regarding the signs for the public hearing. This project is a HUGE concern for the residents near the college. For the last several years we have heard about the proposed new home project and the majority of the residents are against it. The last time we heard from Brookfield (Home Builders) was almost 2 years ago this September. We were invited to the gym at the college for a meeting and to see the proposed plans. It also allowed us to voice our concerns and get answers to our questions. Since then we havent heard anything.

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3- We received a YELLOW notice of public hearing in the mail. The project description does NOT mention anything about the proposed condominiums. It is misleading because no mention of condos being built and residents are confused.

4- Is Brookfield homes still the builder?

All we ask is that we get more VISIBLE signage and more details on this project. The fact that the hearing is being held in LA and on a Wednesday will make it difficult for many residents to appear. If you can help us with more signage this will help get the word out and encourage the concerned residents to appear at hearing

Thank you and looking forward to hearing from you

David

YAHOO! MAIL Classic

Proposed Brookfield Homes in Whittier Thursday, October 11, 2012 4:56 PM

From: "Chris Mihalow" <mihalowchris@yahoo.com>

To: dknabe@lacbos.org, rvelasques@lacbos.org, aavila@lacbos.org, johnscaringe@scuhs.edu, infooc@brookfieldhomes.com

This letter has been emailed or mailed via USPS to the following:

Don Knabe, County Supervisor, 4th District
Rick Velasquez, Chief of Staff 4th District
Andrea Avila, Field Deputy, 4th District
Southern California University of Health Sciences
John Scaringe, President SCUHS
Los Angeles County Planning Department
Brookfield Homes Los Angeles Area
Lowell Joint School District

October 11, 2012

Re: Proposed Brookfield Homes in Whittier

At a recent community meeting, Brookfield Homes representatives stated that a plan was not in place for the number or size of the homes to be proposed, however, The Whittier Daily News quoted John O'Brien, vice president of urban housing for Brookfield, as saying his company plans to build more than 110 single-family homes on the site. Taking O'Brien's numbers, one must consider an average of 2 cars and 4 family members per home. Simply stated, 110 homes - 220 cars - 440 residents added to an already bulging neighborhood.

When asked what would be done to accommodate schools and classes for the new residents, a representative of the county said we'd have to take that up with the school board; there is no plan.

When the issue of parking was addressed, which has been a bone of contention in the area many years, there was no remedy; there is no plan. Families have resorted to placing pylons in front of their homes so they'll have a place to park. That was never an issue when Lowell High School was on the property. The college administrator stated that they encouraged their students to park in the lots on school grounds. The community appreciates that the school is making an effort to keep the streets clear for the residents, however their efforts have been in vain, and will only worsen when the back parking lot is consumed by new homes. When asked what the school intended to do to accommodate the loss of parking for their students, there was no plan.

Brookfield Homes reported that there was no intention on their part to blend the style or price of the proposed homes with the existing landscape of the community, nor had the company or county and state governments considered the effect the homes will have on the community, schools, traffic, parking, county sheriff protection, fire department services, or other public services, etc. Our schools are massively over crowded. First Avenue, Amber Valley Drive, Tigrina and Candlelight Streets surrounding the college property, are utilized not only by the residents, college students and staff, but also as 'short cuts' and thoroughfares for traffic off of Lambert Road, Imperial Hwy. and Whittier

Blvd. Adding approximately 220 cars or more would have a hugely adverse effect on the community and safety of the residents.

Brookfield Homes Corporation merged with Brookfield *Properties*' residential operations in March 2011 to form the new public company Brookfield Residential and is now reported to be one of the largest home building companies in the state. In August 2011 the state negotiated a deal with Brookfield, a company chosen by the state, to purchase the Fred C. Nelles property, reportedly 73.8 acres for $42.5 million. The sale was approved by the state Public Works Board in June 2011, just three months after the merger. Five months later the Nelles deal was negotiated. Approximately one year later, the company purchased the First Avenue land.

Brookfield reports new homes they've built or are building in a number of California cities, that include, but are not limited to Chino, Rosedale, Long Beach, Azusa, Ontario, Anaheim, Irvine, Milpitas, Dublin, San Jose, Diamond Bar and Almaden Valley in addition to the two Whittier locations.

Brookfield's purchase of the two Whittier properties concerns the citizens. What were the determining factors in their selection by the state to purchase the state owned property? How is it that Brookfield purchased the college property? Were there other offers? Was the sale made public? How and who was involved in the approval of the sale?

These issues give the community reason to question Brookfield and government officials. Has, or will, Brookfield Homes, Brookfield Properties, Brookfield Residential, any person, employee, relative or entity associated with the company, in any capacity, made or make political or personal contributions of any kind, monetary or otherwise, favors, loans, property, etc., to any state, county or city government officials in California?

This is not a project we can walk away from, as Brookfield and government officials can and will do. This is our neighborhood, where we live, raise our children, our grandchildren. The existing homes are ours by choice, choices we made long ago to live in a quiet community, without concern for growth because the area did not lend itself to expansion. Without protection from overcrowding, our neighborhood will suffer the consequence of your decisions for years to come.

I look forward to your response.

Sincerely
Chris Mihalow

8036-023-900

LA County Planning Department
13523 Telegraph Rd
Whittier, CA 90605

Marilyn Ruvo
16142 Candlelight Dr.
Whittier, CA 90604

Re: Save the Fields at Lowell-Chiropractic College

October 2, 2012

When the Lowell school site was sold it was done as a complete package. It appears the Chiropractic College wants to recover some money at the cost of the local residents.

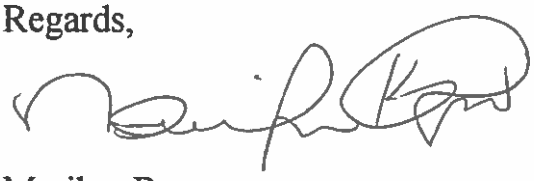
The planned building of 200 plus two story homes will add unmanageable traffic to the area. The east side of Candlelight Drive will be overwhelmed and the safety of children attending Rancho Starbuck & Meadow Green will be in danger.

The local residents have no information of the plans until this is all but a done deal.

If the Chiropractic College no longer wants to maintain the fields the District needs to make an offer to purchase and maintain.

Please stop this from going forward.

Regards,



Marilyn Ruvo

New homes proposed for back area of Southern California University of Health Sciences in East Whittier

By Mike Sprague, SGVN twitter.com/WhitReporter Whittier Daily News
Posted: DailyBreeze.com

EAST WHITTIER - New single-family homes have been proposed for the 14 acres of back fields on the former Lowell High School site that now is Southern California University of Health Sciences.

The university, which operates three different alternative-medicine colleges at 16200 E Amber Valley Drive, is selling the property to Costa Mesa-based Brookfield Homes for an undisclosed price.

The actual sale remains in escrow. Brookfield is still doing its due diligence.

The college, which has operated its school there since 1981, said the fields aren't necessary for them. Lowell High School closed in 1980.

John O'Brien, vice president of urban housing for Brookfield, said his company plans to build more than 110 single-family homes on the site.

"It hasn't been finalized yet," O'Brien said of Brookfield's plans. "We're working on site planning."

Brookfield held a community meeting last week to present ideas on the types of homes it hopes to build and plans to hold another, he said.

Plans aren't expected to be submitted to Los Angeles County until November or December, O'Brien said.

The county's Regional Planning Commission will eventually hold a public hearing.

A key issue could be the size of the homes - something that remains undetermined, O'Brien said.

Jean Wall, a resident of unincorporated East Whittier since 1964, said she is concerned about the plans.

"They showed us pictures of homes they would like to build but none of us liked them," Wall said of the community meeting.

Wall said she and others don't want two-story homes or a locked-gate community.

O'Brien called the meeting a good one with supporters and those who had concerns.

"We were glad to get out in the community and get a lot of feedback," he said.

O'Brien said he expects the new homes to sell for $500,000 to $600,000.

Tom Arendt, vice president of administration and finance for Southern California University of Health Sciences, said the school is selling because it doesn't need the fields.

"We're an alternative health site," Arendt said.

"We don't really need ball fields," he said. "We don't need a running track. It's not part of our core operations. We're just trying to leverage out the asset."

The school - then known as Los Angeles College of Chiropractic - was founded in 1911 in Los Angeles.

It moved to the current site in 1981.

In 2000, the College of Acupuncture and Oriental Medicine was added and the Southern California University of Health Sciences was created to house both it and the chiropractic college.

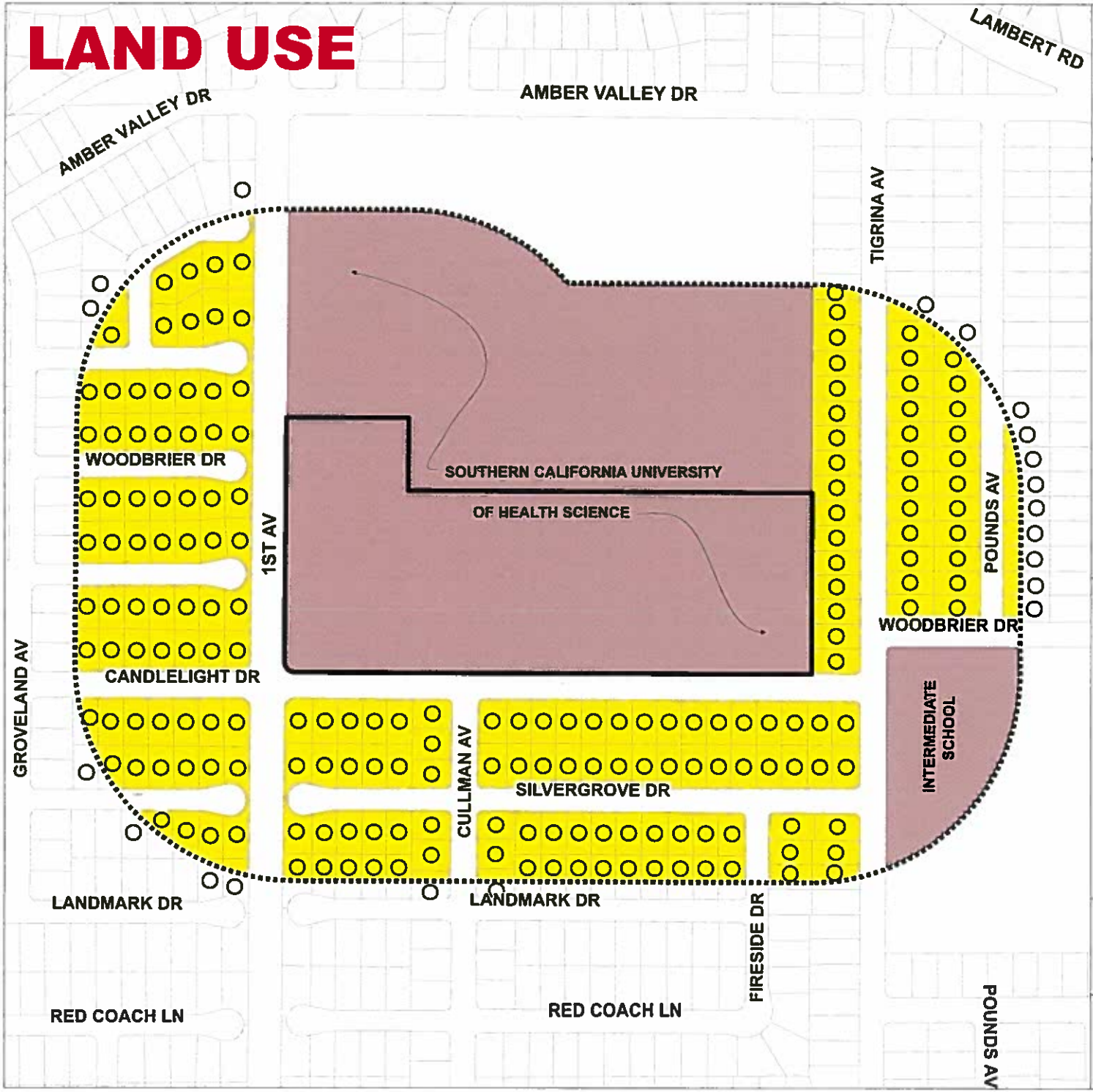
mike.sprague@sgvn.com

Photo 1
(off First Avenue, looking south)

Photo 2
(off Candlelight Drive, looking north)

STOP

LAND USE



LAND USE
500 FOOT RADIUS MAP

Proj. R2013-00317 (4)
TR 072216

Legend

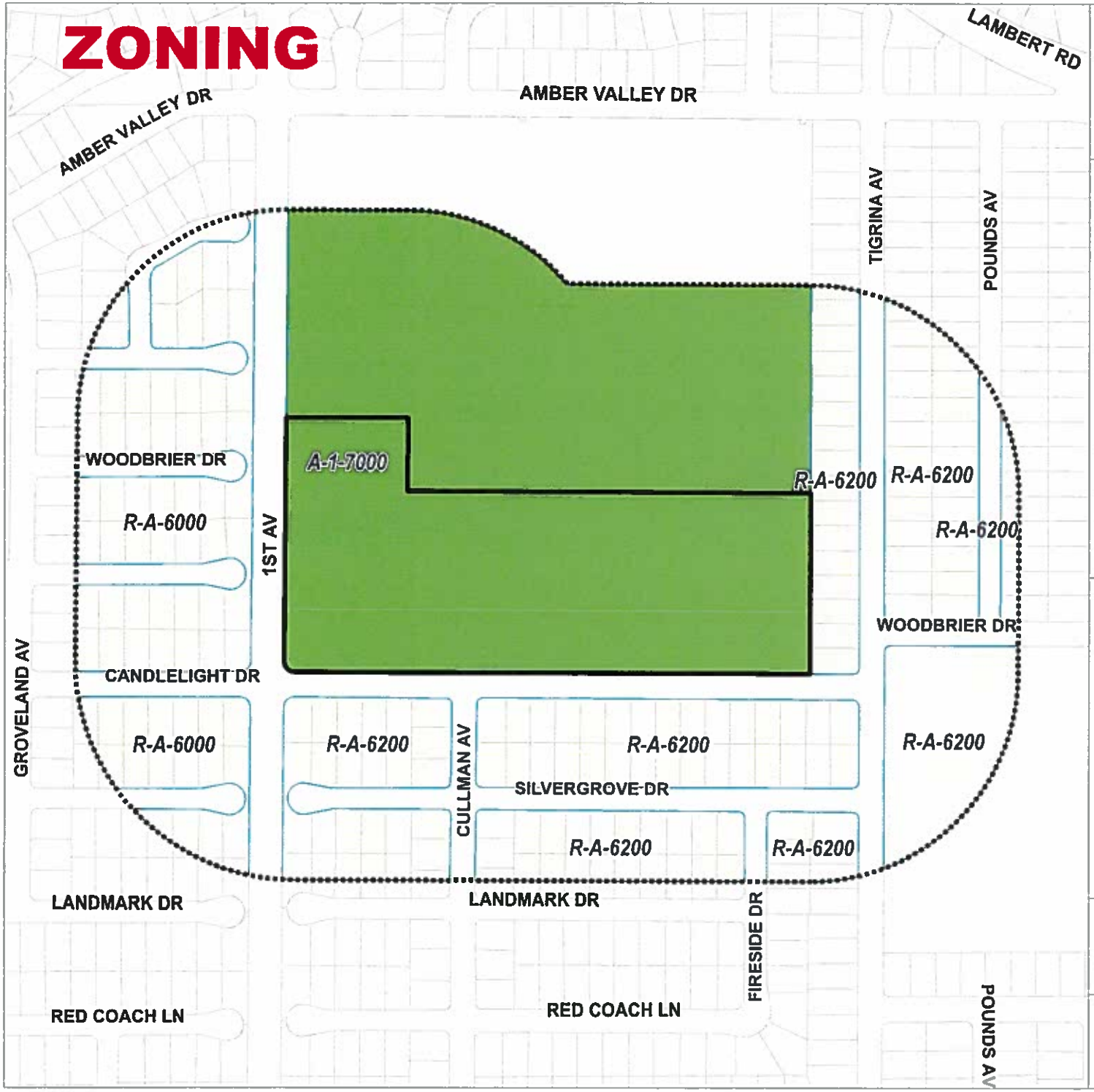
- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- INSTITUTION (NON-PROFIT)

VICINITY MAP

0 50 100 200 300 400 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



ZONING
500 FOOT RADIUS MAP

Proj. R2013-00317 (4)
TR 072216

Legend

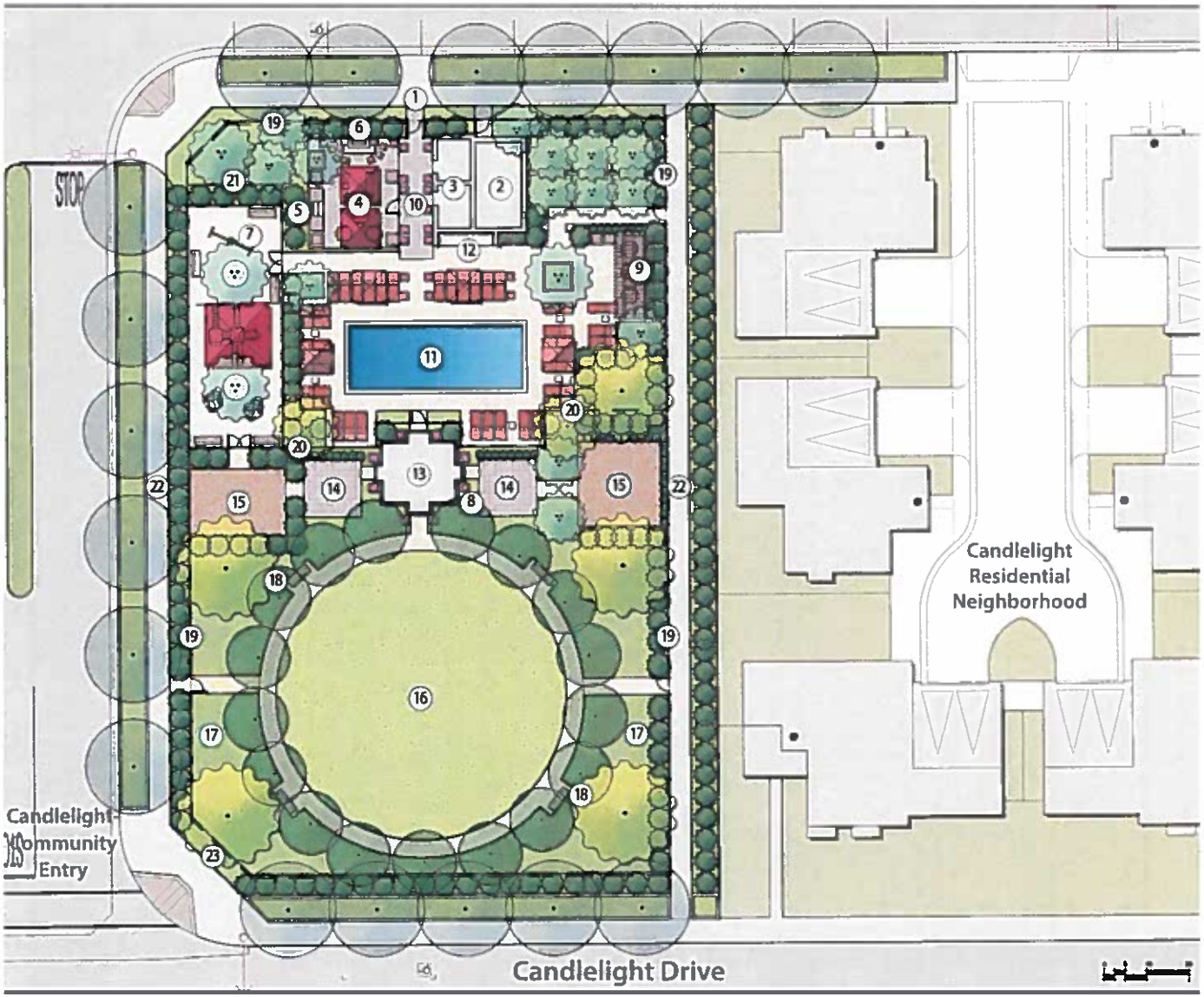
- R-A - RESIDENTIAL AGRICULTURE
- A-1 - LIGHT AGRICULTURE

VICINITY MAP

0 50 100 200 300 400 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



LEGEND

1. Resident Park Entry Gate
2. Pool Equipment Room
3. Restrooms
4. Outdoor Living Space
5. Barbecue & Counter
6. Outdoor Fireplace
7. Tot Lot with Rubber Surfacing
8. Pots on Plinths
9. Shade Structure & Seating
10. Entry Pot Cadence
11. Pool
12. Outdoor Showers
13. Event Pavilion
14. Picnic Garden Court
15. Garden Room/Event Court
16. Multi-Purpose Green
17. Drought-Tolerant Plant Garden
18. Park Benches/Seating
19. Perimeter Fence
20. Pool Fencing
21. Tot-Lot Safety Fencing
22. Perimeter Walkway
23. Park Signage & Planting

PLANT LIST

	Botanical Name	Common Name
TREES		
	Cinnamomum camphora	Camphor Tree
	Koelrueteria bipinnata	Chinese Flame Tree
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Quercus virginiana	Southern Live Oak
SHRUBS & GROUNDCOVER		
	Agave attenuata	Fox-Tail Agave
	Aloe 'Always Red'	Hybrid Aloe
	Carissa macrocarpa	Natal Plum
	Dianella tasmanica	Flax Lily
	Rhaphiolepis indica	Indian Hawthorne
	Prunus caroliniana	Cherry Laurel
	Senecio vitalis	Blue Chalk Sticks

Candlelight Drive

Los Angeles County, California

COMMUNITY PARK CONCEPT

SCALE: 1"=10'-0"

Brookfield Residential ima June 9, 2014

LEGEND

1. Community Park
2. New Residential Neighborhoods
3. Candlelight Community Entry
4. Front Entry - Planting
5. Planted Slope
6. Community Fencing/Wall
7. Community Garden Plots
8. Community Garden Sheds
9. Community Garden Fencing & Gate
10. Camphor Street Tree Planting
11. Oak Street Tree Planting
12. Landscape Screen Wall
13. Adjacent Existing Residential
14. Community Park Entry
15. Entry Signage
16. Multi-Purpose Green
17. Bio-swale Garden Passages
18. Park Benches/Seating
19. Park Perimeter Fence
20. Community Walkway
21. Community/First Street Ramp
22. Screen Wall Planting

PLANT LIST

TREES

Botanical Name	Common Name
Cinnamomum camphora	Camphor Tree
Cupressus sempervirons	Italian Cypress
Koelrueteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Lophostemon confertus	Brisbane Box
Platanus racemosa	California Sycamore
Quercus virginiana	Southern Live Oak

SHRUBS & GROUNDCOVER & VINES

Botanical Name	Common Name
Acacia redolens	Acacia
Agave attenuata	Fox-Tail Agave
Aloe 'Always Red'	Hybrid Aloe
Baccharis pilularis	Dwarf Coyote Brush
Callistemon 'Little John'	Dwarf Bottle Brush
Carex divulsa	Sedge Grass
Carissa macrocarpa	Natal Plum
Lantana montividensis	Lantana
Dianella tasmanica	Flax Lily
Hemerocallis spp.	Daylily
Rhaphiolepis indica	Indian Hawthorne
Prunus caroliniana	Cherry Laurel
Salvia leucantha	Mexican Bush Sage
Senecio vitalis	Blue Chalk Sticks
Parthenocisus Tricuspidata	Boston Ivy

Candlelight Drive

Los Angeles County, California

0 25 50 100 200

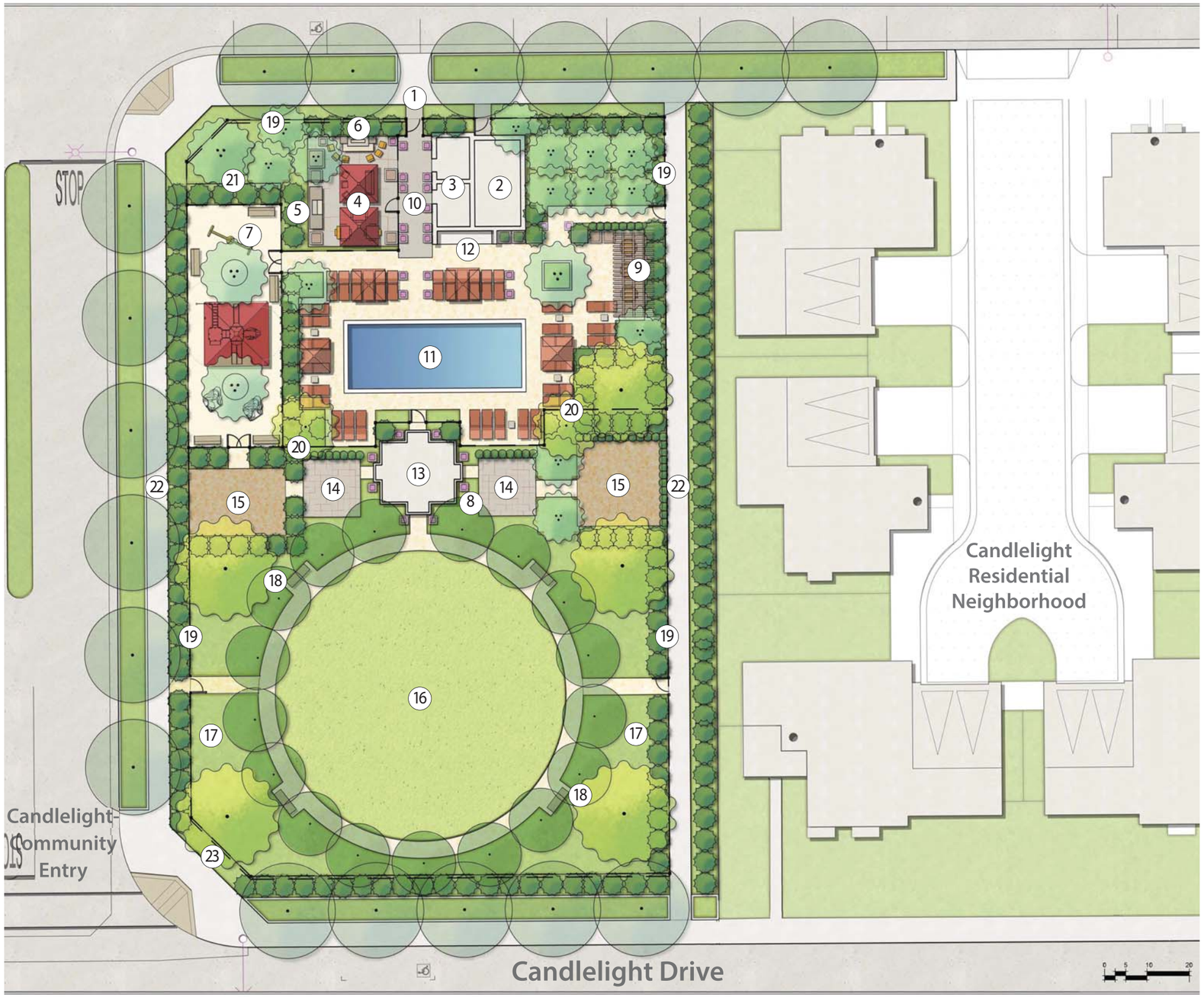
OVERALL LANDSCAPE CONCEPT

SCALE: 1"=50'-0"

Brookfield Residential

ima

June 9, 2014



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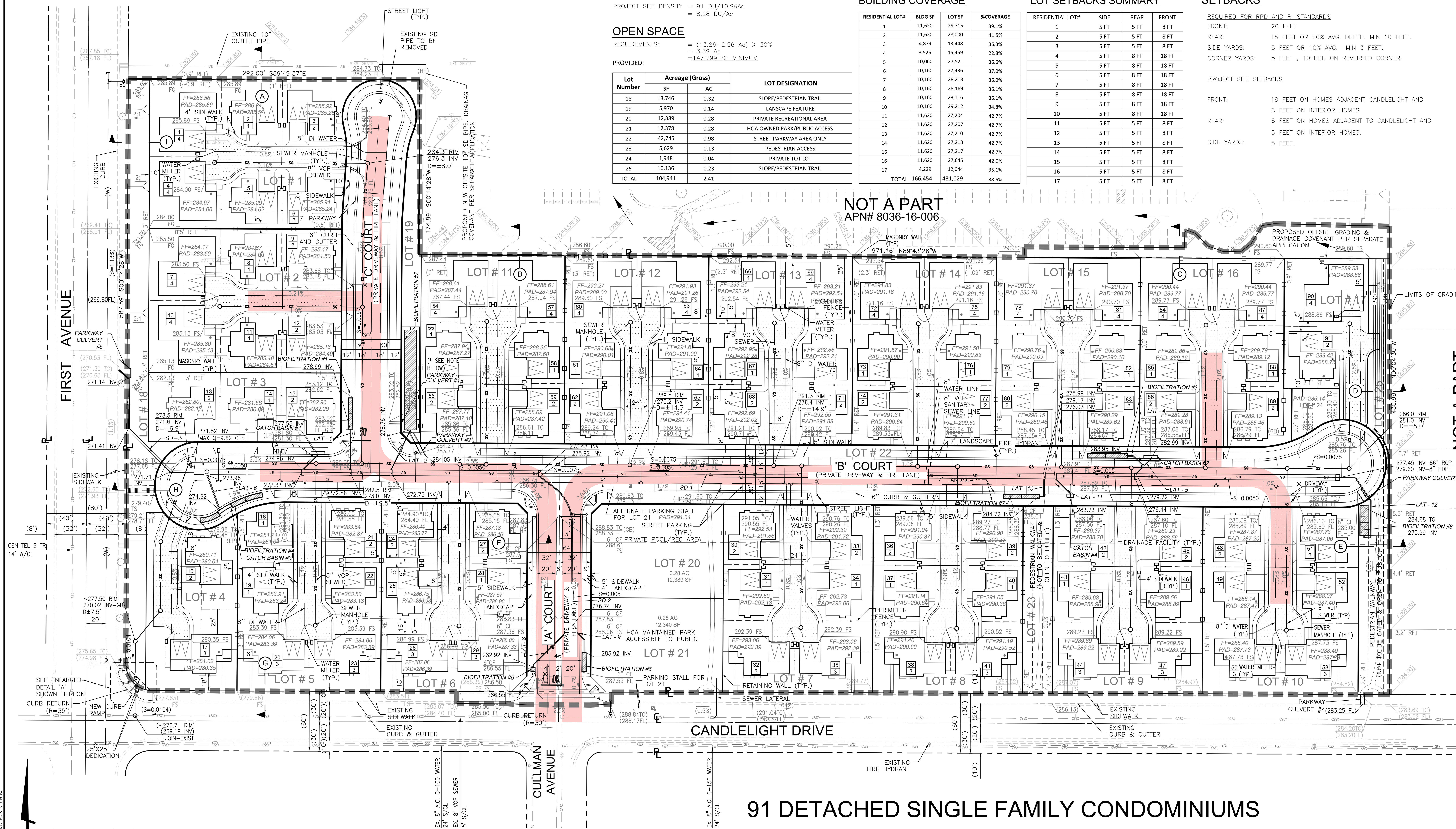
Candlelight Drive

Los Angeles County, California

COMMUNITY PARK CONCEPT

SCALE: 1"=10'-0"



91 DETACHED SINGLE FAMILY CONDOMINIUMS

DENSITY

ZONING REQUIREMENT = 8.3 DU/Ac MAXIMUM

PROJECT SITE DENSITY = 91 DU/10.99Ac
= 8.28 DU/Ac

OPEN SPACE

REQUIREMENTS: = (13.86–2.56 Ac) X 30%
= 3.39 Ac
=147,799 SF MINIMUM

PROVIDED:

Lot Number	Acreage (Gross) SF	AC	LOT DESIGNATION
18	13,746	0.32	SLOPE/PEDESTRIAN TRAIL
19	5,970	0.14	LANSCAPE FEATURE
20	12,389	0.28	PRIVATE RECREATIONAL AREA
21	12,378	0.28	HOA OWNED PARK/PUBLIC ACCESS
22	42,745	0.98	STREET PARKWAY AREA ONLY
23	5,629	0.13	PEDESTRIAN ACCESS
24	1,948	0.04	PRIVATE TOT LOT
25	10,136	0.23	SLOPE/PEDESTRIAN TRAIL
TOTAL	104,941	2.41	

BUILDING COVERAGE

RESIDENTIAL LOT#	BLDG SF	LOT SF	%COVERAGE
1	11,620	29,715	39.1%
2	11,620	28,000	41.5%
3	4,879	13,448	36.3%
4	3,526	15,459	22.8%
5	10,060	27,521	36.6%
6	10,160	27,436	37.0%
7	10,160	28,213	36.0%
8	10,160	28,169	36.1%
9	10,160	28,116	36.1%
10	10,160	29,212	34.8%
11	11,620	27,204	42.7%
12	11,620	27,207	42.7%
13	11,620	27,210	42.7%
14	11,620	27,213	42.7%
15	11,620	27,217	42.7%
16	11,620	27,645	42.0%
17	4,229	12,044	35.1%
TOTAL	166,454	431,029	38.6%

LOT SETBACKS SUMMARY

RESIDENTIAL LOT#	SIDE	REAR	FRONT
1	5 FT	5 FT	8 FT
2	5 FT	5 FT	8 FT
3	5 FT	5 FT	8 FT
4	5 FT	8 FT	18 FT
5	5 FT	8 FT	18 FT
6	5 FT	8 FT	18 FT
7	5 FT	8 FT	18 FT
8	5 FT	8 FT	18 FT
9	5 FT	8 FT	18 FT
10	5 FT	8 FT	18 FT
11	5 FT	5 FT	8 FT
12	5 FT	5 FT	8 FT
13	5 FT	5 FT	8 FT
14	5 FT	5 FT	8 FT
15	5 FT	5 FT	8 FT
16	5 FT	5 FT	8 FT
17	5 FT	5 FT	8 FT

SETBACKS

REQUIRED FOR RPD AND RI STANDARDS

FRONT: 20 FEET
REAR: 15 FEET OR 20% AVG. DEPTH. MIN 10 FEET.
SIDE YARDS: 5 FEET OR 10% AVG. MIN 3 FEET.
CORNER YARDS: 5 FEET , 10FEET. ON REVERSED CORNER.

PROJECT SITE SETBACKS

FRONT: 18 FEET ON HOMES ADJACENT CANDLELIGHT AND
8 FEET ON INTERIOR HOMES
REAR: 8 FEET ON HOMES ADJACENT TO CANDLELIGHT AND
5 FEET ON INTERIOR HOMES.
SIDE YARDS: 5 FEET.

STORM DRAIN PIPE SIZING

Source Facility	LAT #	PIPE SIZE	PIPE MATERIAL	Q CFS
Biofiltration #1	LAT-1	8"	HDPE	0.41
Biofiltration #2	LAT-2	8"	HDPE	0.45
Catch Basin #1	LAT-3	12"	RCP	5.79
Biofiltration #3	LAT-4	8"	HDPE	0.45
Catch Basin #2	LAT-5	12"	RCP	2.83
Catch Basin #3	LAT-6	15"	RCP	5.12
Biofiltration #4	LAT-7	8"	HDPE	0.51
Biofiltration #5	LAT-8	8"	HDPE	0.04
Biofiltration #6	LAT-9	8"	HDPE	0.23
Biofiltration #7	LAT-10	8"	HDPE	0.39
Catch Basin #4	LAT-11	12"	RCP	2.69
Biofiltration #8	LAT-12	8"	HDPE	0.72
	SD-1	66"	RCP	19.63
	SD-2	8"	HDPE	0.27
	SD-3	21"	RCP	9.62

CATCH BASIN SIZING

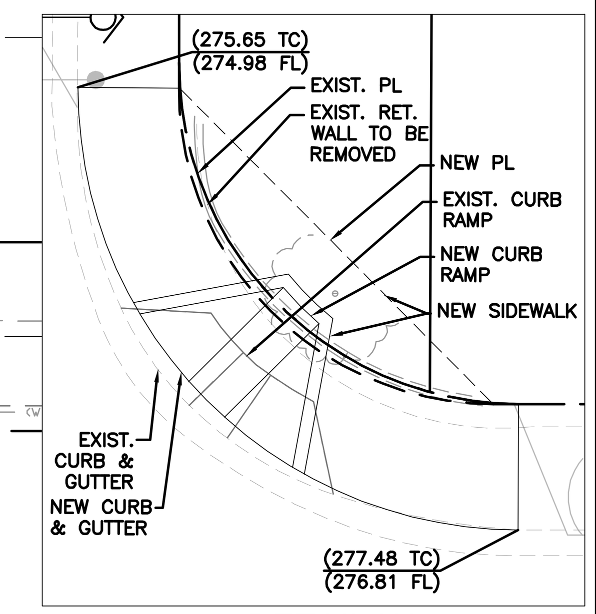
Catch Basin #	CATCH BASIN SIZE W	CATCH BASIN SIZE B	Q CFS
1	14'	3'-2"	5.79
2	14'	3'-2"	2.83
3	14'	3'-2"	5.12
4	7'	3'-2"	2.69

PARKWAY CULVERT SIZING

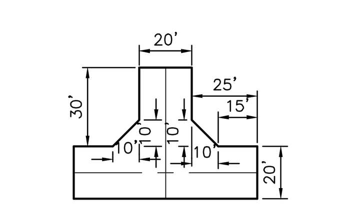
Parkway Culvert #	CULVERT DIMENSION W	CULVERT DIMENSION DEPTH	Q CFS
1	1'-6"	3"	2.90
2	3'-0"	3"	1.01
3	4'-0"	4"	7.45
4	4'-0"	4"	6.73
5	5'-0"	4"	9.62

STORM DRAIN NOTES

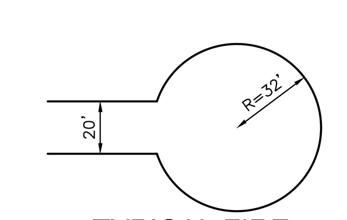
1. ALL STORM DRAIN, CATCH BASINS AND CULVERTS SHALL BE MAINTAINED BY THE COUNTY OF LOS ANGELES.
2. ALL BIOFILTRATION DEVICES AND BMP'S SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.



DETAIL 'A'
SCALE 1"=10'



TYPICAL FIRE TURN-AROUND TEMPLATE
INTERMEDIATE TURN-AROUND NTS



TYPICAL FIRE TURN-AROUND TEMPLATE
PRIVATE ST. (CUL-DE-SAC) TURN-AROUND NTS

LEGEND:

Symbol	Description
	EXISTING PARCEL BOUNDARY
	NEW PARCEL BOUNDARY
	LOT LINE
	CENTER LINE
	LIMITS OF GRADING
	RETAINING WALL
SD	PROPOSED STORM DRAIN
	MASONRY WALL
x	PERIMETER FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
X	UNIT NUMBER
X	PLAN TYPE
SS	PROPOSED SEWER
W	PROPOSED WATER
(SS)	EXISTING SEWER
(T)	EXISTING TELEPHONE
(W)	EXISTING WATER
	BIOFILTRATION UNITS
	CATCH BASIN
	20' WIDE FIRE ACCESS LANE

APN	ASSESSOR'S PARCEL NUMBER
AC	ACREAGE
℄	CENTER LINE
CF	CURB FACE
CFS	CUBIC FEET PER SECOND
D	DEPTH
DI	DUCTILE IRON
DU	DWELLING UNIT
EL	ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
HOA	HOME OWNER ASSOCIATION
INV	INVERT
LAT	LATERAL
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
N/A	NOT APPLICABLE
PL	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FOOTAGE
TC	TOP OF CURB
TS	TOP OF STEP
VCP	VITRIFIED CLAY PIPE

CONDOMINIUM NOTE

1. THIS SUBDIVISION VTTM 72216 IS APPROVED AS A CONDOMINIUM PROJECT FOR 91 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL , IN TURN, PROVIDE NECESSARY ACCESS AND UTILITY EASEMENTS FOR UNITS. LOTS 18 TO 25 ARE COMMON AREAS.

GENERAL NOTES:

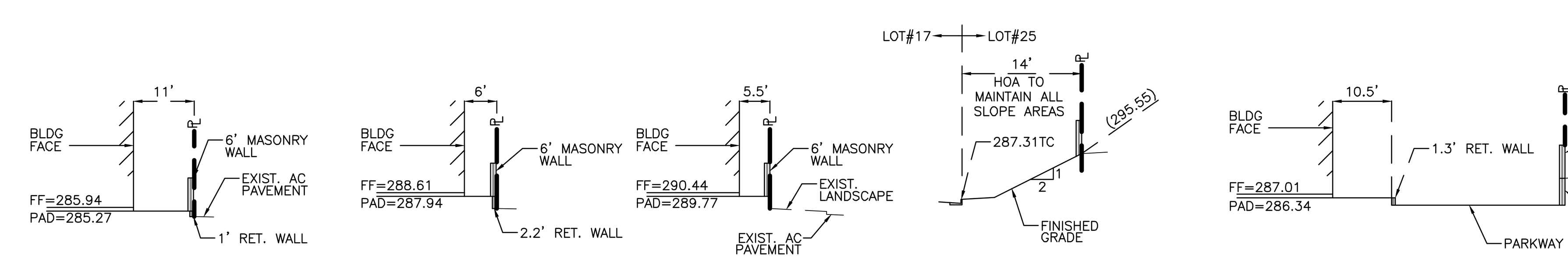
1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS.
2. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.
3. COUNTY WILL BE RESPONSIBLE FOR SEWER & STORM DRAIN MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE FOR ALL BMP DEVICES.
4. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
5. PRIVATE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY.
6. NO WALLS OR FENCES (OR COMBINED WALL/FENCES) GREATER THAN 42'' HIGH WILL BE AUTHORIZED WITHIN THE FRONT YARD SETBACK ALONG CANDLELIGHT DRIVE, B COURT OR C COURT.

PARKING COUNT

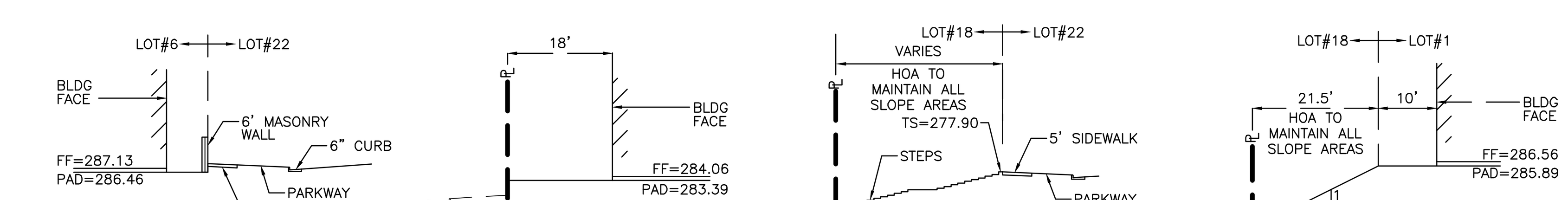
182 COVERED GARAGE SPACES
71 ON SITE PARALLEL PARKING ADJACENT TO FIRELANE (8'X22')

STREET TREE COUNT

216 NEW TREES ALONG STREET FRONTAGE



SECTION A SECTION B SECTION C SECTION D SECTION E



SECTION F SECTION G SECTION H SECTION I

PRELIMINARY EARTHWORK:

RAW CUT	20,431 C.Y.	RAW FILL	16,531 C.Y.
		SHRINKAGE ON FILL (7.5%)	1,202 C.Y.
"O/X" (5' ACROSS 6.3 ACRES)	50,500 C.Y.	REPLACE "O/X" (5')	50,500 C.Y.
CLEAR & GRUB	XX C.Y.	SHRINKAGE ON "O/X" (7.5%)	3,788 C.Y.
UTILITY & LOT TRIMMINGS	XX C.Y.	UTILITY & LOT TRIMMINGS	XX C.Y.
NET AVAILABLE CUT	20,995 C.Y.	TOTAL FILL REQUIRED	20,995 C.Y.
IMPORT (RAW)	0.00 C.Y.	IMPORT (RAW)	0.00 C.Y.

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.

HYDRANT AND ACCESS NOTES:

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.

ALL HYDRANTS SHALL BE MEASURED 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

NO.	REVISIONS	APP'D.	DATE

PREPARED BY: FUSCOE ENGINEERING
600 Wilshire, Suite 1470,Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com
Name Date

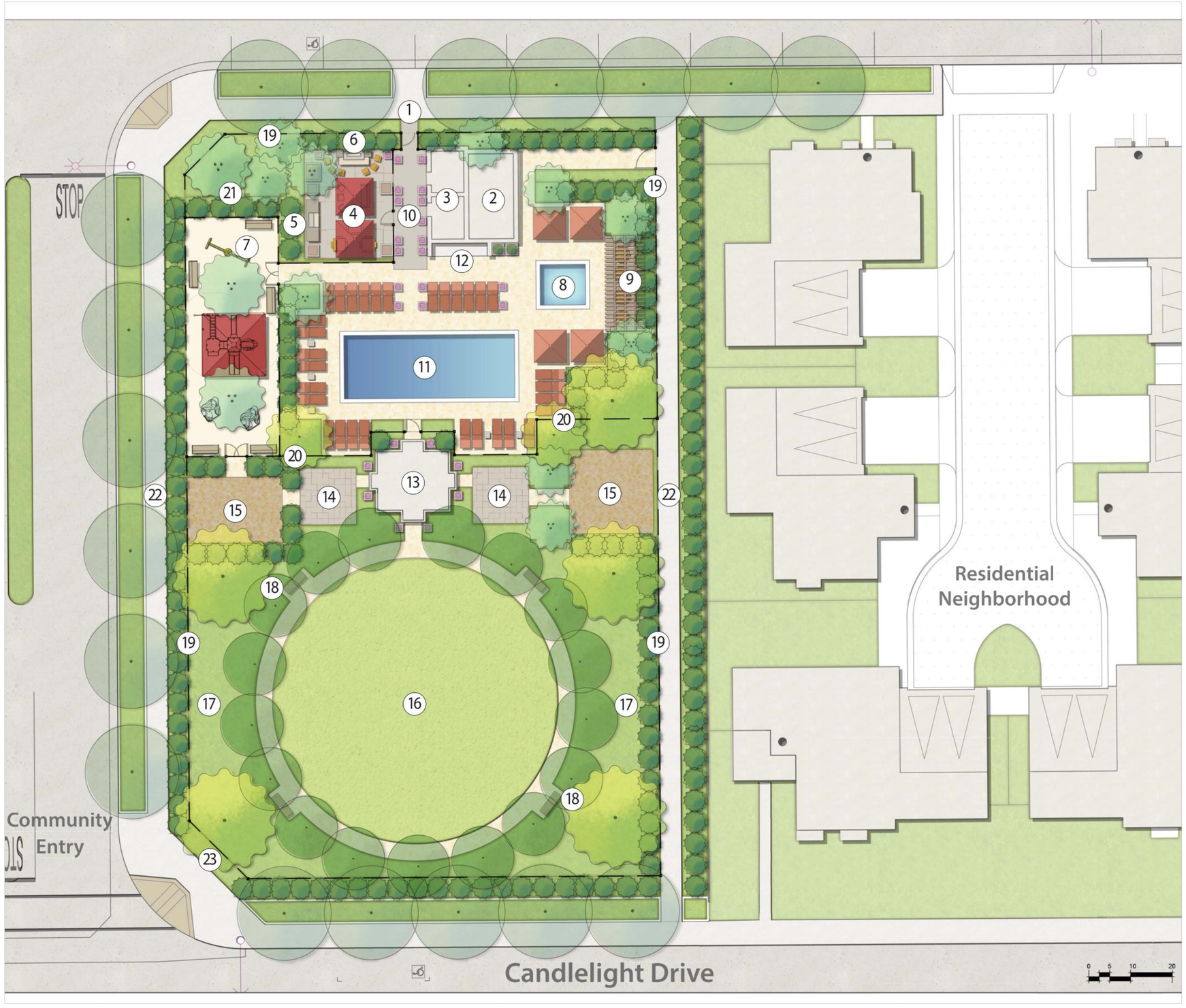
REGISTERED PROFESSIONAL ENGINEER ANDREW JEFFERSON WILLROOT No.C49881 Exp. 09/30/14 CIVIL STATE OF CALIFORNIA

DEVELOPER: Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
EXHIBIT 'A'

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	1 OF 2

P:\PROJECTS\308\52\ENG\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\30852VTTM03EXHIBITA.DWG (06-05-14 5:00:09PM) Plotted by: Nora Jimenez



LEGEND

1. Resident Park Entry Gate
2. Pool Equipment Room
3. Restrooms
4. Outdoor Living Space
5. Barbecue & Counter
6. Outdoor Fireplace
7. Tot Lot with Rubber Surfacing
8. Spa
9. Shade Structure & Seating
10. Entry Pot Cadence
11. Pool
12. Outdoor Showers
13. Event Pavilion
14. Picnic Garden Court
15. Garden Room/Event Court
16. Multi-Purpose Green
17. Drought-Tolerant Plant Garden
18. Park Benches/Seating
19. Perimeter Fence
20. Pool Fencing
21. Tot-Lot Safety Fencing
22. Perimeter Walkway
23. Park Signage & Planting

PLANT LIST

	Botanical Name	Common Name
TREES		
	Cinnamomum camphora	Camphor Tree
	Koelrueteria bipinnata	Chinese Flame Tree
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Quercus virginiana	Southern Live Oak
SHRUBS & GROUNDCOVER		
	Agave attenuata	Fox-Tail Agave
	Aloe 'Always Red'	Hybrid Aloe
	Carissa macrocarpa	Natal Plum
	Dianella tasmanica	Flax Lily
	Rhaphiolepis indica	Indian Hawthorne
	Prunus caroliniana	Cherry Laurel
	Senecio vitalis	Blue Chalk Sticks

Candlelight Drive

Los Angeles County, California

COMMUNITY PARK CONCEPT

SCALE: 1"=10'-0"

ima

NO.	REVISIONS	APP'D.	DATE

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600 Wilshire, Suite 1470, Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com
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DEVELOPER: Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
EXHIBIT 'A'

DRAWN:	JC
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CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	2 OF 2

VESTING TENTATIVE TRACT MAP NO. 72216

MAJOR LAND DIVISION FOR CONDOMINIUM PURPOSES

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102 PAGES 57 AND 58 OF MAPS AND LOTS OF TRACT NO. 8561, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 102, PAGES 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 187 OF TRACT NO.24969 AS SHOWN ON MAP RECORDED IN BOOK 679 OF MAPS, PAGES 77 TO 80, INCLUSIVE, OF SAID MAPS, SAID POINT BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE OF AMBER VALLEY DRIVE, DISTANT 30.00 FEET FROM THE CENTERLINE THEREOF;

THENCE SOUTH 00° 04' 30" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 24969, 904.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'30" EAST 435.99 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE TO CANDLELIGHT DRIVE, DISTANT 30.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 89°49'37" WEST ALONG SAID NORTHERLY RIGHT–OFWAY LINE, 1240.53 FEET TO A POINT ON A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 00°10'23" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 39.30 FEET THROUGH A CENTRAL ANGLE OF 90°04'05" TO WHICH A RADIAL LINE BEARS NORTH 89°45'32" WEST, SAID POINT BEING ON THE EASTERLY RIGHT–OF–WAY LINE OF FIRST AVENUE, DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE, NORTH 00°14'28" EAST ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 587.59 FEET;

THENCE SOUTH 89°49'37" EAST, 292.00 FEET;

THENCE SOUTH 00°14'28" WEST; 174.89 FEET

THENCE SOUTH 89°43'26" EAST; 971.16 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 24969, SAID POINT BEING THE TRUE POINT OF BEGINNING;

PARCELS 1 AND 2 ARE SHOWN AS PARCELS 1 AND 2 IN THAT CERTAIN LOT LINE ADJUSTMENT NO. RLLA 201100020, APPROVED JANUARY 10, 2012 RECORDED AS INSTRUMENT NO. 11–1776445 ON DECEMBER 29, 2011 AND AS INSTRUMENT NO. 12–0564808 ON APRIL 12, 2021.

APN:8036–0160–007

APN:8036–0160–008

EXISTING SITE CONDITIONS

THE EXISTING SITE IS CONSISTED OF ABOUT 35% OF ASPHALT PAVEMENT ON THE PARKING AREAS AND ABOUT 65% IS CONSISTED OF LANDSCAPE AND GREEN AREAS. THE SITE IS ELEVATED ABOUT 13 FEET HIGH ABOVE THE FIRST AVENUE SIDEWALK LEVEL AND ABOUT 3 FEET ABOVE THE SIDEWALK LEVEL AT CANDLELIGHT DRIVE. THE SITE SITS THE SAME LEVEL OF THE SURFACE ON THE ADJACENT PROPERTY ON THE NORTH AND ABOUT 6 FEET LOWER THAN THE ADJACENT PROPERTY TO THE EAST.

ZONING

EXISTING ZONING = A1–7000

PROPOSED ZONING = RPD–8.3U–DP

BENCHMARK

LACO BM ID#11483, ELEV=278.927' 2005 ADJ., LA MIRADA QUAD

DESC: LACO TAG IN W CB 600MM(2FT) S/O BCR @ SW COR FIRST & CANDLELIGHT DR.

PROTECTED TREE STATEMENT

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL

THE PROPOSED PUBLIC SEWER EXTENSION WILL CONNECT TO AN EXISTING PUBLIC 8" VCP SEWER LINE LOCATED WITHIN CANDLELIGHT DRIVE, SOUTH OF THE PROJECT SITE.

PROPOSED METHOD OF FLOOD AND EROSION CONTROL

ONSITE RUNOFF SHALL BE COLLECTED BY A STORM DRAIN SYSTEM WHICH WOULD PROVIDE STORMWATER MITIGATION FOR QUALITY & QUANTITY BY MEANS OF SEVERAL BIOFILTRATION BMP'S & RETENTION FACILITIES ONSITE. ULTIMATE SITE DISCHARGE WILL BE INTRODUCED ALONG FIRST STREET VIA NEW PARKWAYS DRAIN; WHERE IN STREET STORM CONVEYANCES WILL MIMIC EXISTING FLOWS TO THE LA MIRADA FLOOD CONTROL CHANNEL NORTH OF THE SITE.

FINAL MAP PHASING

REQUEST PERMISSION TO RECORD MULTIPLE FINAL MAPS. FINAL MAP PHASING SHALL BE MUTUALLY AGREED TO BETWEEN OWNER/SUBDIVIDER AND LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND REGIONAL PLANNING. REFER TO EXHIBIT "A" FOR PROPOSED CONSTRUCTION PHASING.

STREET FRONTAGE REQUIREMENTS

THE TENTATIVE MAP SHALL WAIVE THE STREET FRONTAGE REQUIREMENTS UPON APPROVAL BY THE COUNTY OF LOS ANGELES REGIONAL PLANNING DEPARTMENT.

PROJECT DESCRIPTION

DEVELOPMENT OF SAID PARCEL INTO 91 "FOR SALE" SINGLE FAMILY DETACHED RESIDENTIAL CONDOMINIUM UNITS.

DEVELOPMENT TO INCLUDE EXTENSION OF PUBLIC WATER AND SEWER FACILITIES AS WELL AS PRIVATE ACCESS DRIVES AND PRIVATE STORM DRAIN INFRASTRUCTURE

SITE ADDRESS

TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL

SHEET INDEX

SHEET 1 .....TITLE SHEET & STREET SECTIONS

SHEET 2 .....LOT SUBDIVISION

CANDLELIGHT RESIDENTIAL

LOT SUMMARY

Lot Number	Acreage (Gross)		NET AREA		PROPOSED UNITS	LOT DESIGNATION
	SF	AC	SF	AC		
* 1	29,490	0.68	25,285	0.58	6	FOR CONDOMINIUM PURPOSES
* 2	27,783	0.64	23,689	0.54	6	FOR CONDOMINIUM PURPOSES
* 3	13,344	0.31	13,343	0.31	3	FOR CONDOMINIUM PURPOSES
4	15,459	0.35	11,482	0.26	2	FOR CONDOMINIUM PURPOSES
5	27,052	0.62	22,881	0.53	6	FOR CONDOMINIUM PURPOSES
6	27,395	0.63	23,219	0.53	6	FOR CONDOMINIUM PURPOSES
7	28,213	0.65	24,037	0.55	6	FOR CONDOMINIUM PURPOSES
8	28,169	0.65	24,000	0.55	6	FOR CONDOMINIUM PURPOSES
9	28,116	0.65	23,948	0.55	6	FOR CONDOMINIUM PURPOSES
10	29,212	0.67	25,035	0.57	6	FOR CONDOMINIUM PURPOSES
* 11	27,204	0.62	23,074	0.53	6	FOR CONDOMINIUM PURPOSES
* 12	27,207	0.62	23,081	0.53	6	FOR CONDOMINIUM PURPOSES
* 13	27,210	0.62	23,084	0.53	6	FOR CONDOMINIUM PURPOSES
* 14	27,213	0.62	23,086	0.53	6	FOR CONDOMINIUM PURPOSES
* 15	27,216	0.62	23,089	0.53	6	FOR CONDOMINIUM PURPOSES
* 16	27,637	0.63	23,496	0.54	6	FOR CONDOMINIUM PURPOSES
* 17	12,099	0.28	9,204	0.21	2	FOR CONDOMINIUM PURPOSES
18	13,746	0.32	12,403	0.28	-	SLOPE/PEDESTRIAN TRAIL
19	5,970	0.14	3,644	0.08	-	LANDSCAPE FEATURE
20	12,389	0.28	12,389	0.28	-	PRIVATE RECREATIONAL AREA
21	12,378	0.28	12,340	0.28	-	HOA OWNED PARK/PUBLIC ACESS
22	111,350	2.56	0	0.00	-	PRIVATE DRIVEWAY & FIRE LANE
23	5,629	0.13	3,752	0.09	-	PEDESTRIAN ACCESS
24	1,948	0.04	1,948	0.04	-	PRIVATE TOT LOT
25	10,136	0.23	3,642	0.08	-	SLOPE/PEDESTRIAN TRAIL
TOTAL	603,564	13.86	415,153	9.53	91	

*STREET FRONTAGE REQUIREMENTS ARE REQUESTED TO BE WAIVED PER RPD ZONING CONDITIONS.

*STREET FRONTAGE REQUIREMENTS ARE REQUESTED TO BE WAIVED PER RPD ZONING CONDITIONS.

CANDLELIGHT SITE PHASING TABULATION

CONSTRUCTION PHASE	ACREAGE	# OF UNITS
PHASE 1/BACKBONE	4.49 Ac	12 UNITS
PHASE 2	1.60 Ac	14 UNITS
PHASE 3	1.62 Ac	15 UNITS
PHASE 4	0.57 Ac	0 UNITS
PHASE 5	1.43 Ac	12 UNITS
PHASE 6	1.32 Ac	12 UNITS
PHASE 7	1.25 Ac	12 UNITS
PHASE 8	1.58 Ac	14 UNITS
TOTAL	**13.86 Ac**	**91 UNITS**

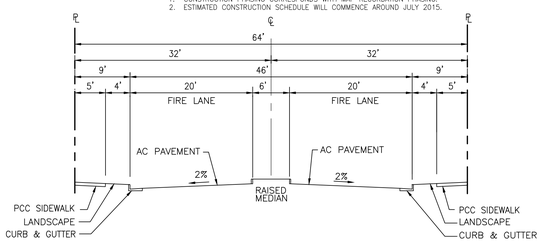
CONSTRUCTION TABULATION

PHASE 1/BACKBONE	SITE ROUGH GRADE (BOUNDARY SLOPES AND RETAINING WALLS) STREET UTILITIES & SITE DRAINAGE LOTS 18, 19 & 25 SLOPE/LANDSCAPE TREATMENTS SPINE STREETS (LOT 22) LOTS 11 & 12 FINISHED CONSTRUCTION
PHASE 2	LOTS 4, 5 & 6 FINISHED CONSTRUCTION
PHASE 3	LOTS 1, 2 & 3 FINISHED CONSTRUCTION
PHASE 4	LOTS 20 AND 21 FINISHED CONSTRUCTION
PHASE 5	LOTS 7 & 8 FINISHED CONSTRUCTION LOT 23 LANDSCAPE TREATMENT
PHASE 6	LOTS 9 & 10 FINISHED CONSTRUCTION
PHASE 7	LOTS 13 & 14 FINISHED CONSTRUCTION
PHASE 8	LOTS 15, 16 & 17 FINISHED CONSTRUCTION
	TOT LOT (LOT 24) FINISHED CONSTRUCTION

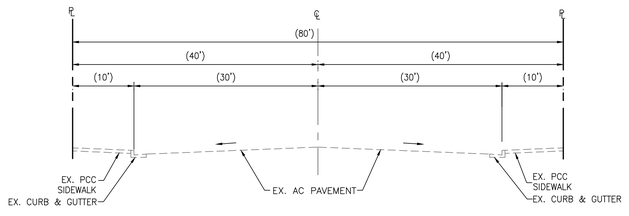
* – FINISHED CONSTRUCTION INCLUDES VERTICAL STRUCTURES, PRIVATE ROADS & LANDSCAPES AND LOT UTILITIES

NOTES

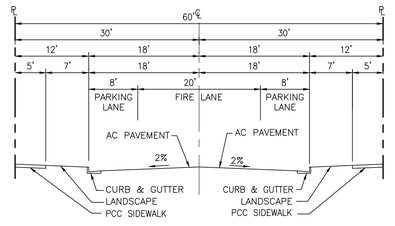
1. CONSTRUCTION PHASING CORRESPONDS WITH MAP RECORDATION PHASING.
2. ESTIMATED CONSTRUCTION SCHEDULE WILL COMMENCE AROUND JULY 2015.



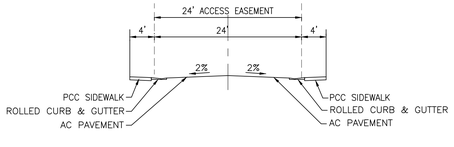
"A" COURT ENTRY - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — A



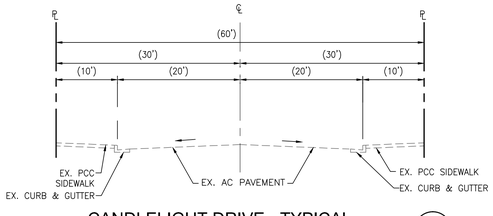
FIRST AVENUE - TYPICAL NTS — D



"B" & "C" COURT - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — B



ACCESS DRIVE - TYPICAL (PRIVATE DRIVEWAY AND FIRE LANE) NTS — E



CANDLELIGHT DRIVE - TYPICAL NTS — C

VICINITY MAP
NTS

OWNER/SUBDIVIDER:

BROOKFIELD HOMES
3090 BRISTOL ST. SUITE 220
COSTA MESA, CA 92626
CONTACT: DAVE BARTLETT
T: 714.200.1533
F: 714.200.1833

OWNER AGENT/EXPEDITOR:

EPD SOLUTIONS INC
CONTACT: JEREMY KROUT
T: 949.751.8993

ENGINEER:

FUSCOE ENGINEERING INC.
600 WILSHIRE BLVD #1470
LOS ANGELES, CA 90017
CONTACT: ANDREW WILLRODT
T: 213.988.8802
F: 213.988.8803

ARCHITECT

BASSENIAN/LAGONI ARCHITECTURE
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660–0753
CONTACT: SCOTT ADAMS
T: 949.553.9100

UTILITY PURVEYORS:

STORM DRAIN	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS 900 SOUTH FREMONT AVENUE, 6TH FLOOR ALHAMBRA, CA 91803–1331 CONTACT: GEORGE AINTABLIAN T: 626.458.7959 F: 626.458.7827
SEWER	COUNTY OF LOS ANGELES COUNTY SANITATION DISTRICT P O BOX 4998 WHITTIER, CA 90601 CONTACT: MASSOUD ESFAHANI TEL: 562.699.7411
WATER	SUBURBAN WATER SYSTEMS A SOUTHWEST WATER COMPANY 1325 N. GRAND AVE SUITE 100 COVINA, CA 91724–4044 CONTACT: LAURA SAINZ T: 626.543.2565 F: 626.331.4848
ELECTRICAL	SOUTHERN CALIFORNIA EDISON CONTACT: RICHARD DUKE T: 1.714.973.5616
TELEPHONE/DATA	VERIZON (GTE) CONTACT: TOM MONAHAN T: 562.903.7939
GAS	SOUTHERN CALIFORNIA GAS COMPANY 1919 S. STATE COLLEGE BLVD. ANAHEIM, CA 92806–6114 CONTACT: PETER SERRANO T: 1.800.427.2200
TRASH COLLECTION	BURRTEC WASTE INC 1011 W. GLADSTONE ST. ASUZA, CA 91702 T: 800.352.9417 F: 626.932.1578

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING
600 Wilshire, Suite 1470,Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com

Name 05/5/2014 Date

REGISTERED PROFESSIONAL ENGINEER — ANDREW JEFFERSON WILLRODT — No.C49881 — Exp. 09/30/14 — CIVIL — STATE OF CALIFORNIA

DEVELOPER:

Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
TITLE SHEET & STREET SECTIONS

DRAWN:	JC
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SHEET	1 OF 2

P:\PROJECTS\308\52\ENG\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\308527MTM01TS.DWG (06–05–14 4:37:32PM) Plotted by: Nora Jimenez

POR LOT 7, TR8561
(NOT A PART)

NOT A PART

PARCEL 1
POR LOT 3, TR8561
MB 102 57-58
APN#8036-0160-007

APN#8036-0160-008

FIRST AVENUE

'C' COURT

'A' COURT

'B' COURT

CANDLELIGHT DRIVE

CULLMAN AVENUE

PROPOSED PRIVATE DRIVEWAY & FIRE LANE

LOT # 1 0.68 AC 29,490 SF

LOT # 2 0.64 AC 27,783 SF

LOT # 3 0.31 AC 13,344 SF

LOT # 4 0.35 AC 15,459 SF

LOT # 5 0.62 AC 27,052 SF

LOT # 6 0.63 AC 27,395 SF

LOT # 7 0.65 AC 28,213 SF

LOT # 8 0.65 AC 28,169 SF

LOT # 9 0.65 AC 28,116 SF

LOT # 10 0.67 AC 29,212 SF

LOT # 11 0.62 AC 27,204 SF

LOT # 12 0.62 AC 27,207 SF

LOT # 13 0.62 AC 27,210 SF

LOT # 14 0.62 AC 27,213 SF

LOT # 15 0.62 AC 27,216 SF

LOT # 16 0.63 AC 27,637 SF

LOT # 17 0.28 AC 12,099 SF

LOT # 18 0.32 AC 13,748 SF

LOT # 19 0.14 AC 5,970 SF

LOT # 20 0.28 AC 12,389 SF

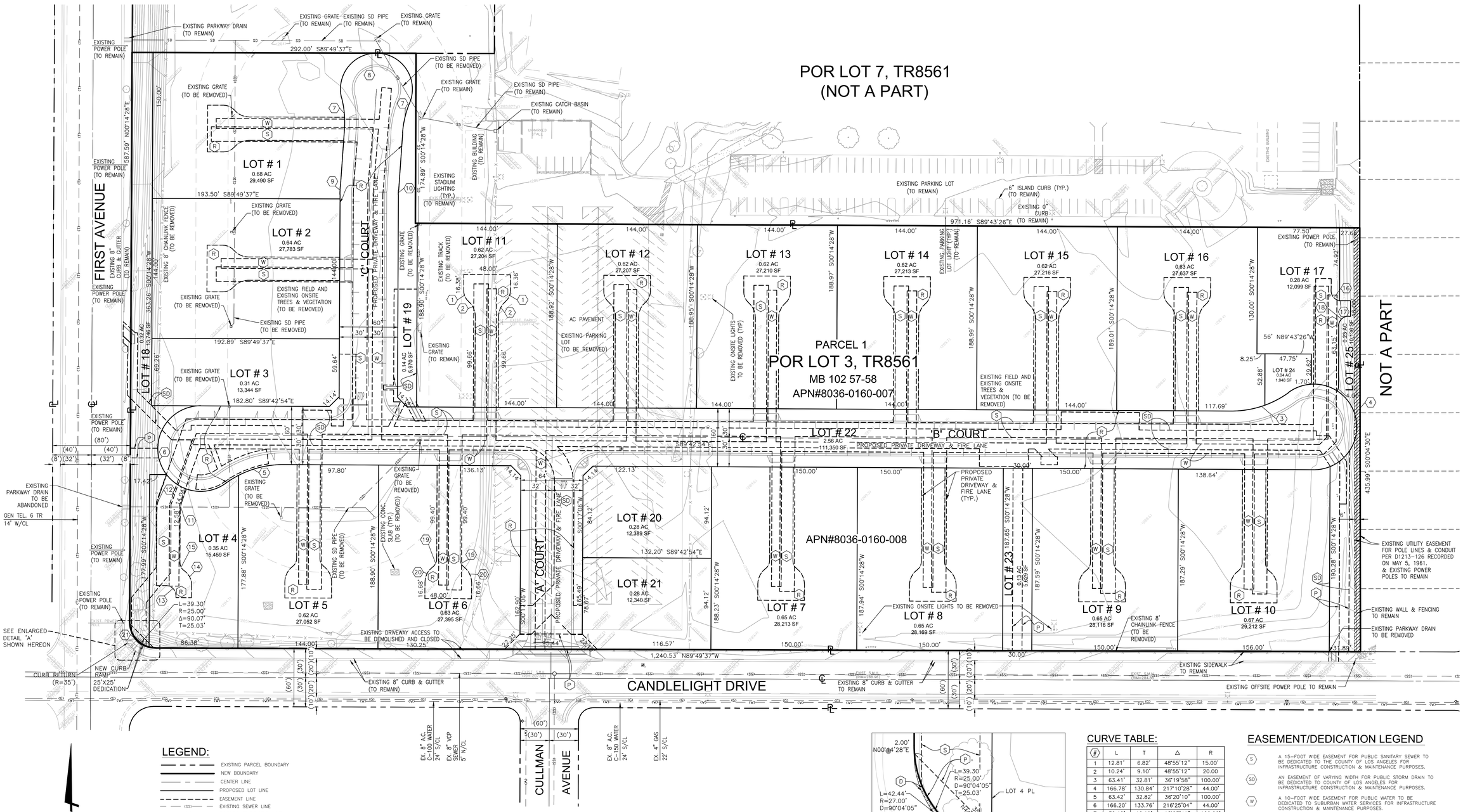
LOT # 21 0.28 AC 12,340 SF

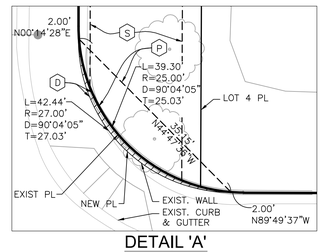
LOT # 22 2.56 AC 111,350 SF

LOT # 23 0.13 AC 5,628 SF

LOT # 24 0.04 AC 1,948 SF

LOT # 25 0.23 AC 10,108 SF





DETAIL 'A'
SCALE 1"=10'

LEGEND:

- EXISTING PARCEL BOUNDARY
- NEW BOUNDARY
- CENTER LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- (SS) EXISTING SEWER LINE
- (T) EXISTING TELEPHONE LINE
- (W) EXISTING WATER LINE
- EXISTING EASEMENT (TO REMAIN)
- APN ASSESSOR'S PARCEL NUMBER
- ℄ CENTER LINE
- ℞ PROPERTY LINE
- EXISTING TREE
- EXISTING LIGHT
- EXISTING FIRE HYDRANT
- (###) EXISTING CONTOUR

SCALE: 1" = 40'

CURVE TABLE:

#	L	T	Δ	R
1	12.81'	6.82'	48°55'12"	15.00'
2	10.24'	9.10'	48°55'12"	20.00
3	63.41'	32.81'	36°19'58"	100.00'
4	166.78'	130.84'	217°10'28"	44.00'
5	63.42'	32.82'	36°20'10"	100.00'
6	166.20'	133.76'	216°25'04"	44.00'
7	32.10'	16.19'	18°23'41"	100.00'
8	140.00'	111.26'	216°47'22"	37.00'
9	8.49'	4.25'	3°44'31"	130.00'
10	4.57'	2.29'	3°44'31"	70.00'
11	10.14'	5.12'	19°22'10"	30.00'
12	18.26'	9.22'	19°22'10"	54.00'
13	15.72'	10.01'	90°04'05"	10.00'
14	16.69'	9.09'	56°15'04"	17.00'
15	9.82'	5.35'	56°15'04"	10.00'
16	14.20'	8.60'	81°22'23"	10.00'
17	1.51'	0.75'	8°37'37"	10.00'
18	15.71'	10.00'	90°00'00"	10.00'
19	9.27'	5.00'	13°07'48"	10.00'
20	18.55'	10.00'	13°07'48"	20.00'
21	42.44'	27.00'	90°04'05"	27.03'

EASEMENT/DEDICATION LEGEND

- (S) A 15-FOOT WIDE EASEMENT FOR PUBLIC SANITARY SEWER TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (SD) AN EASEMENT OF VARYING WIDTH FOR PUBLIC STORM DRAIN TO BE DEDICATED TO COUNTY OF LOS ANGELES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (W) A 10-FOOT WIDE EASEMENT FOR PUBLIC WATER TO BE DEDICATED TO SUBURBAN WATER SERVICES FOR INFRASTRUCTURE CONSTRUCTION & MAINTENANCE PURPOSES.
- (R) AN EASEMENT VARYING WIDTH FOR SHARED ACCESS TO BE DEDICATED TO THE HOME OWNER ASSOCIATION WITH RESERVED RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, UTILITIES, AND MAINTENANCE PURPOSES FOR PROJECT RESIDENTS USE AND BENEFIT.
- (P) AN EASEMENT TO BE DEDICATED FOR PUBLIC PEDESTRIAN ACCESS PURPOSES.
- (D) A PORTION OF THE RIGHT OF WAY TO BE DEDICATED TO THE COUNTY OF LOS ANGELES FOR PUBLIC PEDESTRIAN ACCESS PURPOSES.

NO.	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
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tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com
Name Date 6/5/2014

REGISTERED PROFESSIONAL ENGINEER — ANDREW JEFFERSON WILLIAMS — No. C49881 — Exp. 09/30/14 — CIVIL — STATE OF CALIFORNIA

DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP TRACT NO. 72216 FOR CONDOMINIUM PURPOSES CANDLELIGHT RESIDENTIAL

LOT SUBDIVISION

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	06/03/14
SHEET	2 OF 2

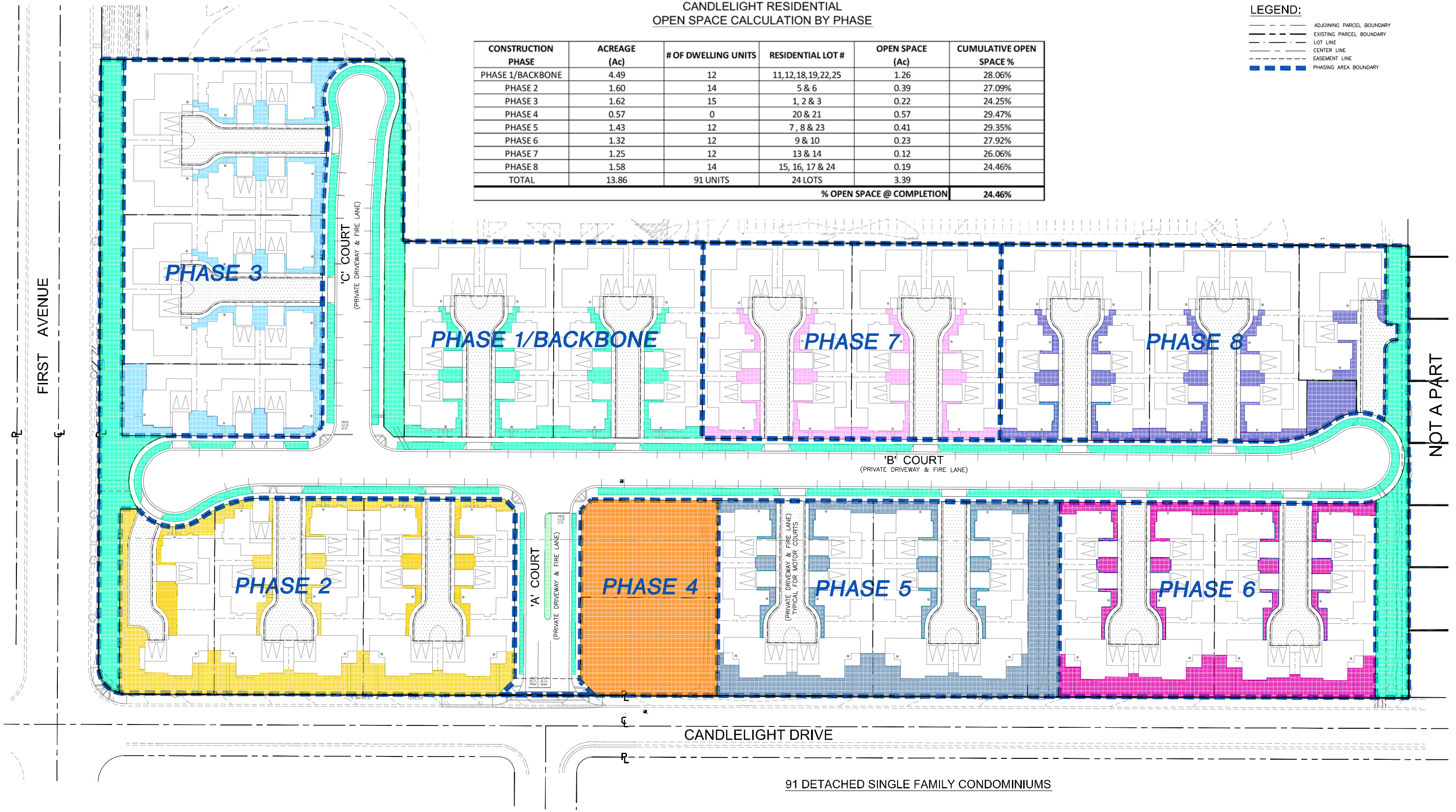
P:\PROJECTS\308\52\ENG\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\308520TTM02EX.DWG (06-05-14 4:38:01 PM) Plotted by: Nora Jimenez

CANDLELIGHT RESIDENTIAL
OPEN SPACE CALCULATION BY PHASE

CONSTRUCTION PHASE	ACREAGE (Ac)	# OF DWELLING UNITS	RESIDENTIAL LOT #	OPEN SPACE (Ac)	CUMULATIVE OPEN SPACE %
PHASE 1/BACKBONE	4.49	12	11,12,18,19,22,25	1.26	28.06%
PHASE 2	1.60	14	5 & 6	0.39	27.09%
PHASE 3	1.62	15	1, 2 & 3	0.22	24.25%
PHASE 4	0.57	0	20 & 21	0.57	29.47%
PHASE 5	1.43	12	7 , 8 & 23	0.41	29.35%
PHASE 6	1.32	12	9 & 10	0.23	27.92%
PHASE 7	1.25	12	13 & 14	0.12	26.06%
PHASE 8	1.58	14	15, 16, 17 & 24	0.19	24.46%
TOTAL	13.86	91 UNITS	24 LOTS	3.39	
				% OPEN SPACE @ COMPLETION	24.46%

LEGEND:

- ADJOINING PARCEL BOUNDARY
- EXISTING PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- PHASING AREA BOUNDARY



91 DETACHED SINGLE FAMILY CONDOMINIUMS

Brookfield Residential

CANDLELIGHT RESIDENTIAL - OPEN SPACE PHASING
Los Angeles County, California

NTS

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16795 Von Karman, Suite 100
Irvine, California 92606
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7.15.2014
308.5201

LEGEND

1. Community Park
2. New Residential Neighborhoods
3. Candlelight Community Entry
4. Front Entry - Planting
5. Planted Slope
6. Community Fencing/Wall
7. Community Garden Plots
8. Community Garden Sheds
9. Community Garden Fencing & Gate
10. Camphor Street Tree Planting
11. Oak Street Tree Planting
12. Landscape Screen Wall
13. Adjacent Existing Residential
14. Community Park Entry
15. Entry Signage
16. Multi-Purpose Green
17. Bio-swale Garden Passages
18. Park Benches/Seating
19. Park Perimeter Fence
20. Community Walkway
21. Community/First Street Ramp
22. Screen Wall Planting

PLANT LIST

TREES

Botanical Name	Common Name
Cinnamomum camphora	Camphor Tree
Cupressus sempervirons	Italian Cypress
Koelrueteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Lophostemon confertus	Brisbane Box
Platanus racemosa	California Sycamore
Quercus virginiana	Southern Live Oak

SHRUBS & GROUNDCOVER & VINES

Botanical Name	Common Name
Acacia redolens	Acacia
Agave attenuata	Fox-Tail Agave
Aloe 'Always Red'	Hybrid Aloe
Baccharis pilularis	Dwarf Coyote Brush
Callistemon 'Little John'	Dwarf Bottle Brush
Carex divulsa	Sedge Grass
Carissa macrocarpa	Natal Plum
Lantana montividensis	Lantana
Dianella tasmanica	Flax Lily
Hemerocallis spp.	Daylily
Rhaphiolepis indica	Indian Hawthorne
Prunus caroliniana	Cherry Laurel
Salvia leucantha	Mexican Bush Sage
Senecio vitalis	Blue Chalk Sticks
Parthenocisus Tricuspidata	Boston Ivy

Candlelight Drive

Los Angeles County, California

0 25 50 100 200

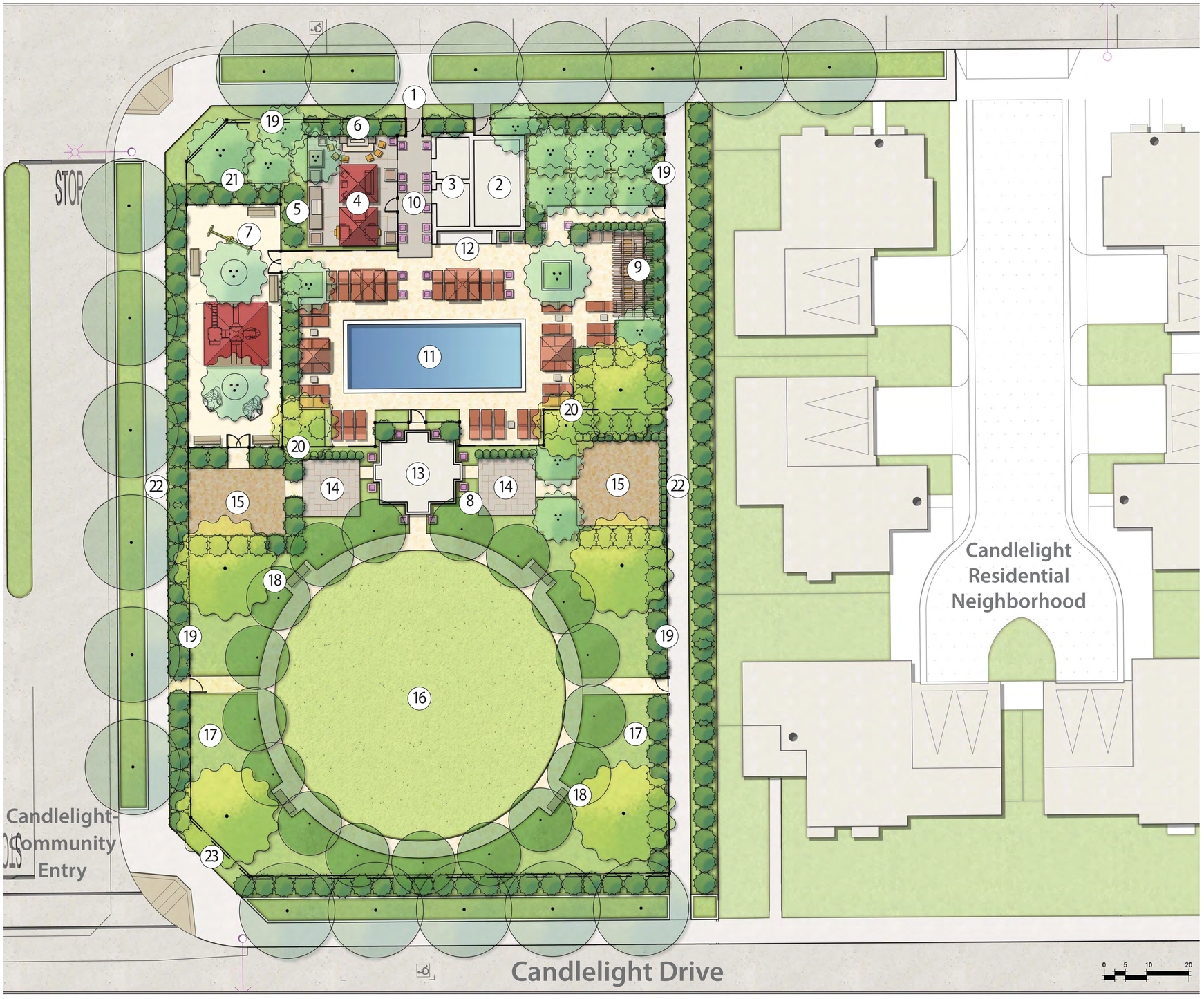
OVERALL LANDSCAPE CONCEPT

SCALE: 1"=50'-0"

Brookfield Residential

ima

June 9, 2014



LEGEND

1. Resident Park Entry Gate
2. Pool Equipment Room
3. Restrooms
4. Outdoor Living Space
5. Barbecue & Counter
6. Outdoor Fireplace
7. Tot Lot with Rubber Surfacing
8. Pots on Plinths
9. Shade Structure & Seating
10. Entry Pot Cadence
11. Pool
12. Outdoor Showers
13. Event Pavilion
14. Picnic Garden Court
15. Garden Room/Event Court
16. Multi-Purpose Green
17. Drought-Tolerant Plant Garden
18. Park Benches/Seating
19. Perimeter Fence
20. Pool Fencing
21. Tot-Lot Safety Fencing
22. Perimeter Walkway
23. Park Signage & Planting

PLANT LIST

	Botanical Name	Common Name
TREES		
	Cinnamomum camphora	Camphor Tree
	Koelrueteria bipinnata	Chinese Flame Tree
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Quercus virginiana	Southern Live Oak
SHRUBS & GROUNDCOVER		
	Agave attenuata	Fox-Tail Agave
	Aloe 'Always Red'	Hybrid Aloe
	Carissa macrocarpa	Natal Plum
	Dianella tasmanica	Flax Lily
	Rhaphiolepis indica	Indian Hawthorne
	Prunus caroliniana	Cherry Laurel
	Senecio vitalis	Blue Chalk Sticks

Candlelight Drive

Los Angeles County, California

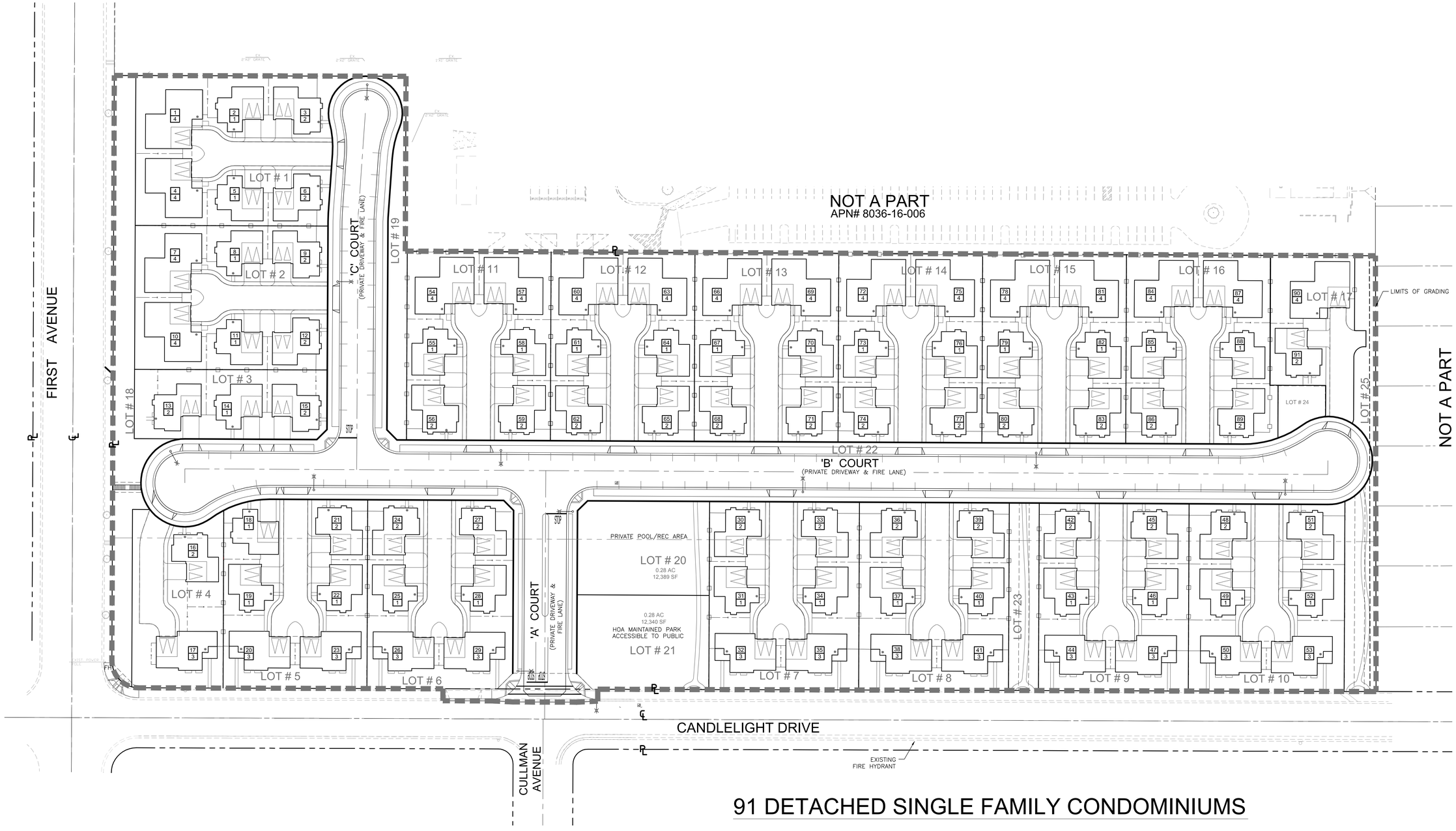
COMMUNITY PARK CONCEPT

SCALE: 1"=10'-0"

Brookfield Residential

ima

June 9, 2014



91 DETACHED SINGLE FAMILY CONDOMINIUMS

LEGEND:

- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- LOT LINE
- CENTER LINE
- PROJECT LIMITS
- RETAINING WALL
- MASONRY WALL
- PERIMETER FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- UNIT NUMBER
- PLAN TYPE

SHEET INDEX

SHEET 1 .....SITE PLAN
SHEET 2 .....PLAN 1
SHEET 3 .....PLAN 2
SHEET 4 .....PLAN 3
SHEET 5 .....PLAN 4
SHEET 6 .....TYPICAL 6 – HOME CLUSTER (CANDLELIGHT DRIVE EDGE)
SHEET 7 .....TYPICAL 6 – HOME CLUSTER (SCU CAMPUS AND FIRST STREET SITE EDGE)
SHEET 8 .....CONCEPTUAL ELEVATIONS (CANDLELIGHT CLUSTER COURT VIEWS)
SHEET 9 .....CONCEPTUAL ELEVATIONS (CANDLELIGHT CLUSTER STREET SCENE)

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DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET - SITE PLAN

DRAWN:	JC
DESIGN:	AW
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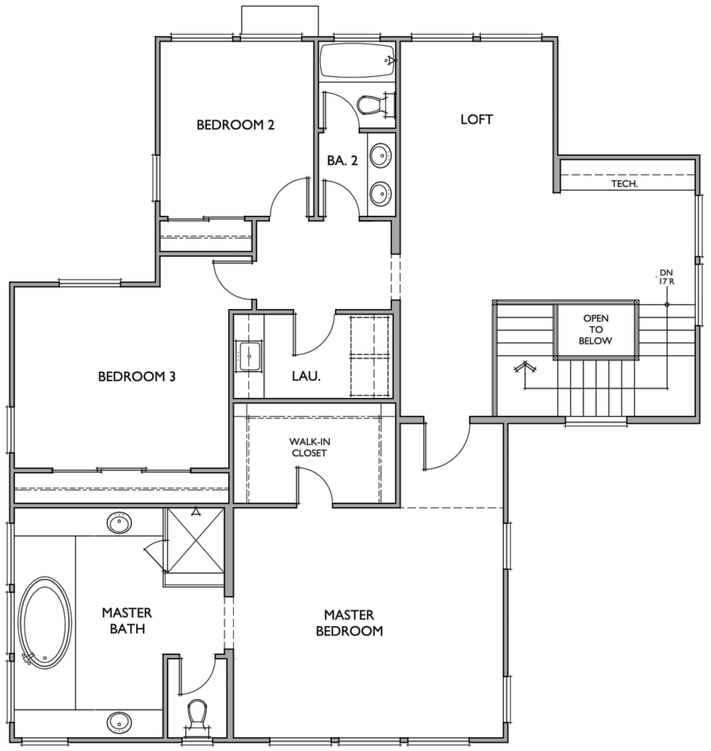
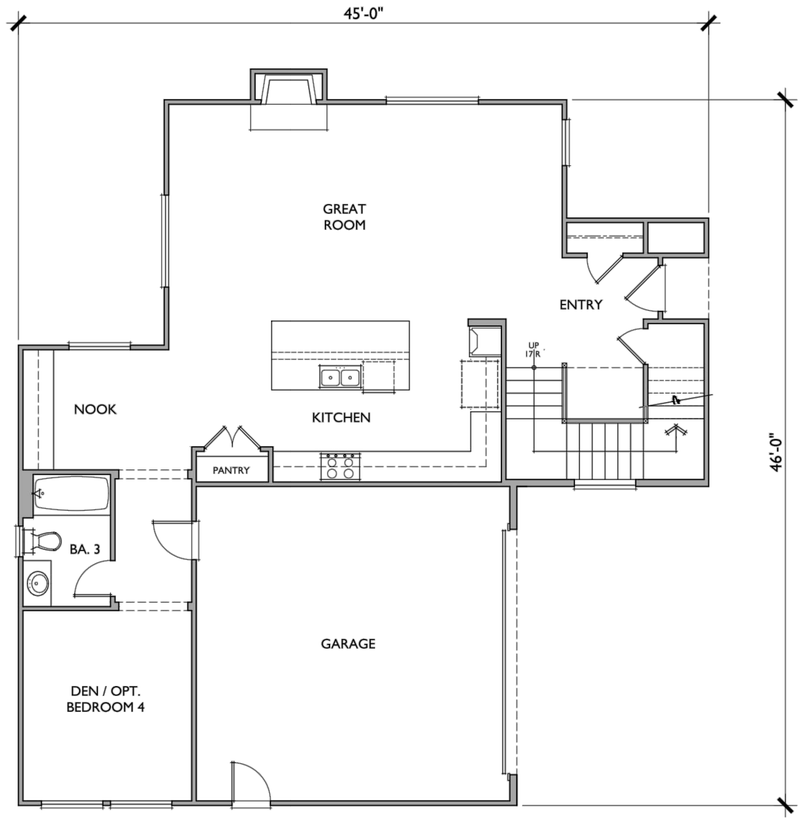
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	05/20/14
SHEET	1 OF 9



SECOND FLOOR



FIRST FLOOR

PLAN 1

PLAN 1

2,615 SQ. FT.
TARGET: 2,600 SQ. FT.
3 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,130 SQ. FT.
2ND FLOOR	1,485 SQ. FT.
TOTAL	2,615 SQ. FT.
2 - BAY GARAGE	
COVERED PATIO	435 SQ. FT.

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VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET - PLAN 1

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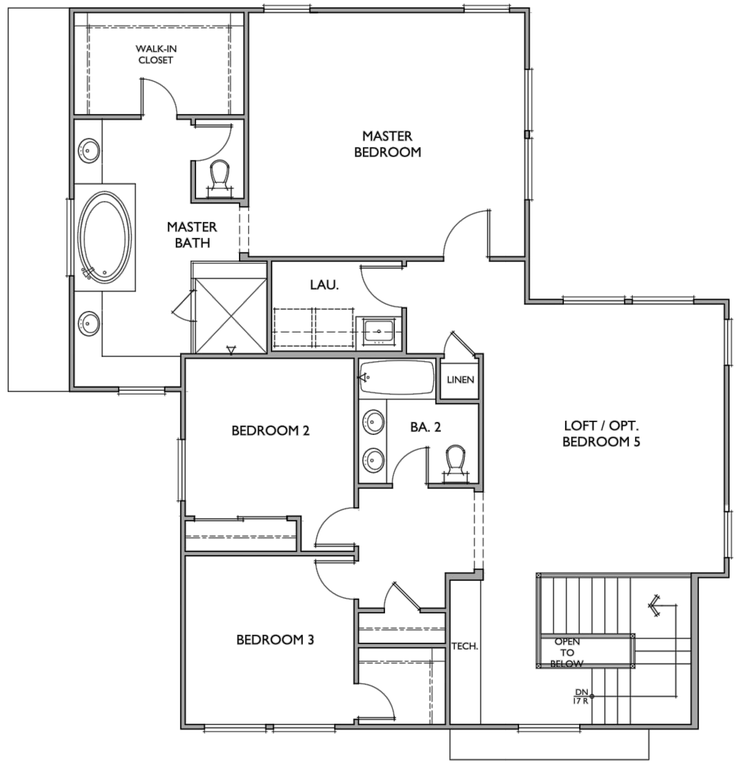
SHEET	2 OF 9

P:\PROJECTS\308.52\ENG\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\ELEVATION EXHIBITS\Vm308252 SITE PLAN COVER FLOOR ELEVATION EXHIB Plotted by: Nora Jimenez



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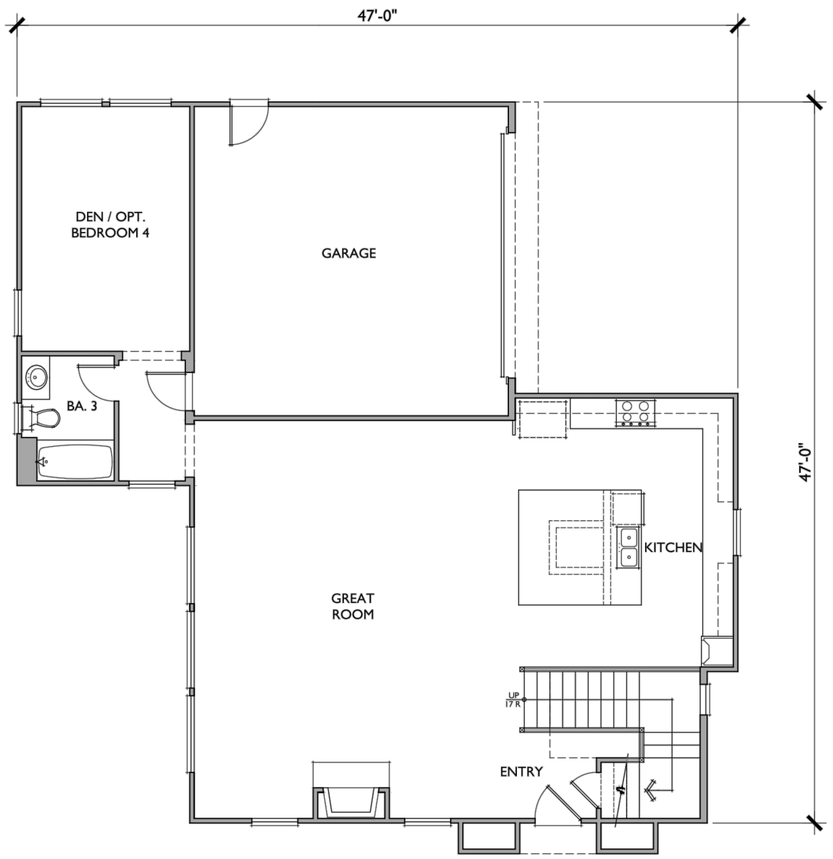

FIRST FLOOR

PLAN 2

2,746 SQ. FT.
TARGET: 2,750 SQ. FT.
3 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,238 SQ. FT.
2ND FLOOR	1,508 SQ. FT.
TOTAL	2,746 SQ. FT.
2 - BAY GARAGE	
COVERED PATIO	428 SQ. FT.

PLAN 2

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DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET - PLAN 2

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CHECKED:	AW
SCALE:	AS SHOWN
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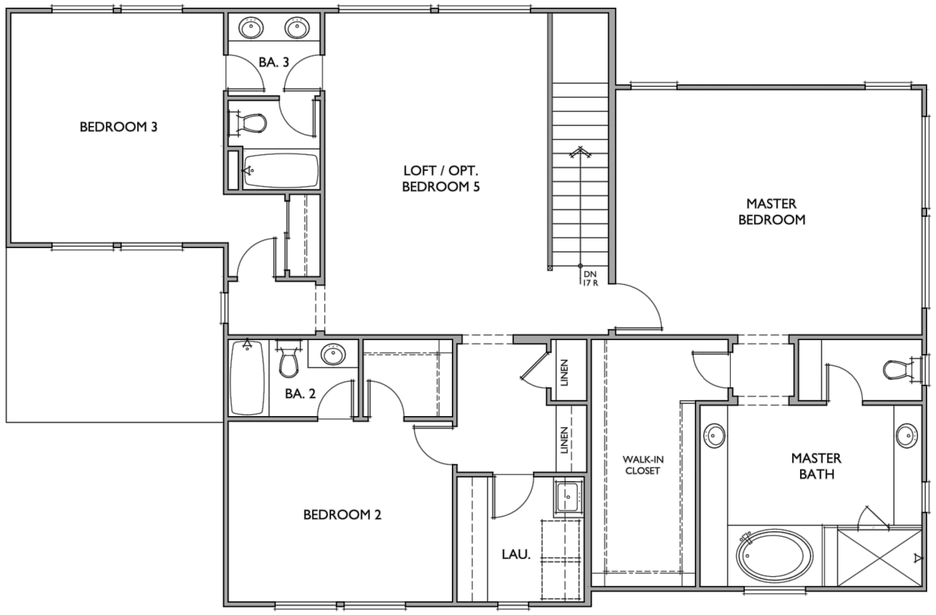
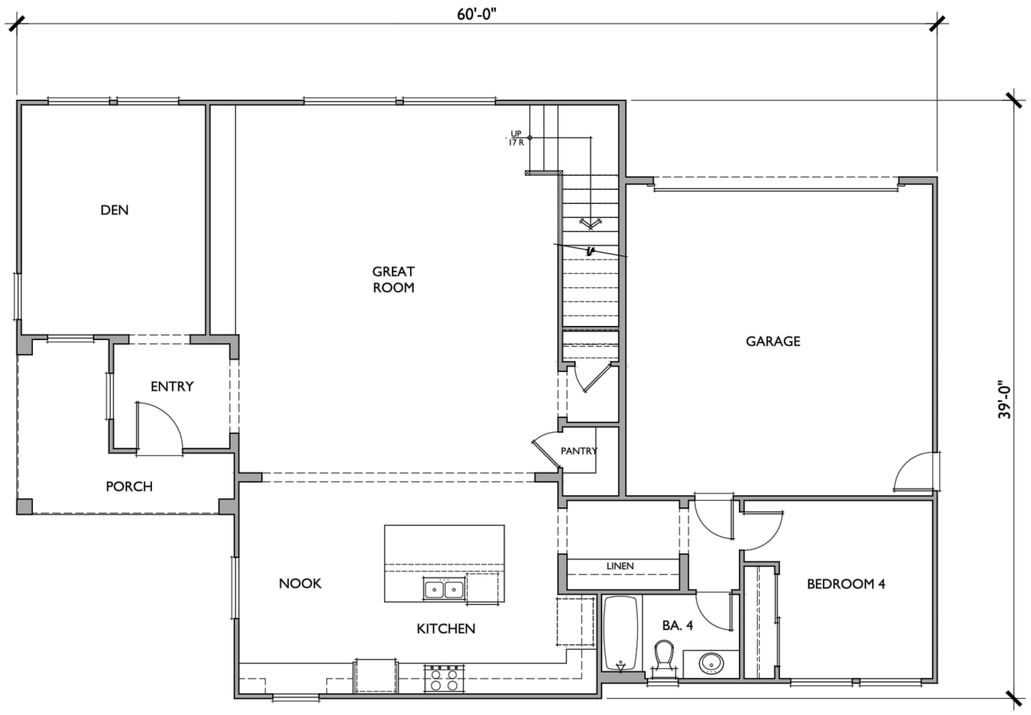


SECOND FLOOR



FIRST FLOOR

PLAN 3

PLAN 3

3,340 SQ. FT.
TARGET: 3,300 SQ. FT.
4 BEDROOMS / 4 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,524 SQ. FT.
2ND FLOOR	1,816 SQ. FT.
TOTAL	3,340 SQ. FT.
2 - BAY GARAGE	
COVERED PATIO	422 SQ. FT.

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Name Date

DEVELOPER:
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VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET - PLAN 3

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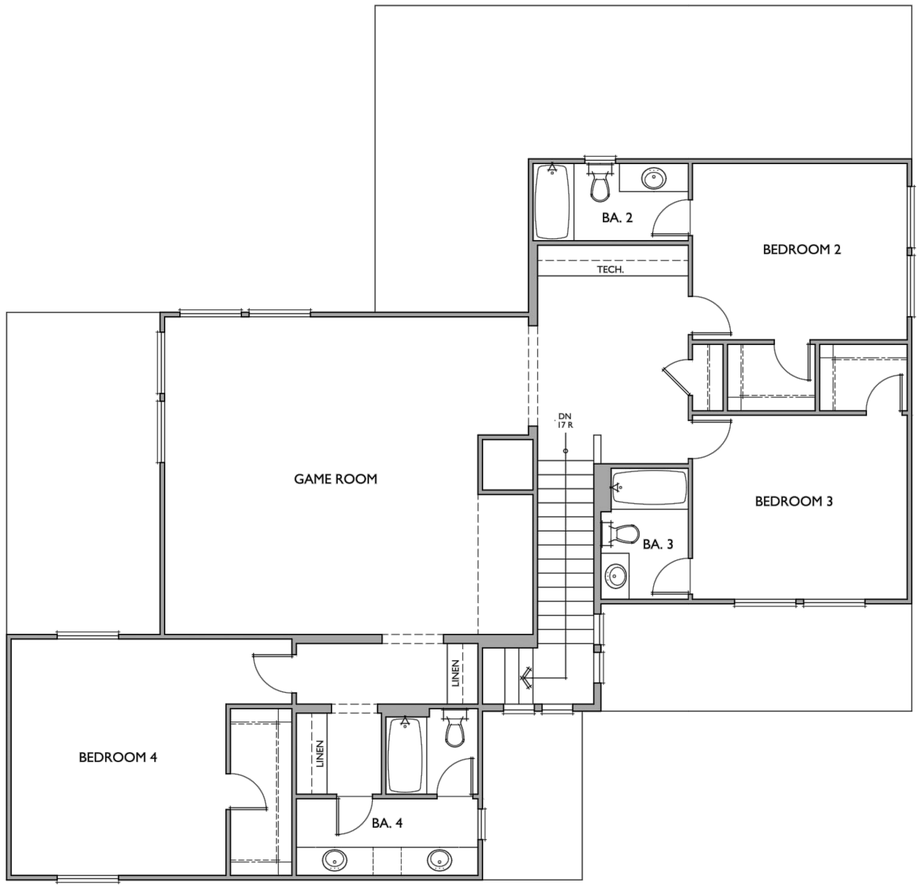

SECOND FLOOR

FIRST FLOOR

PLAN 4

3,844 SQ. FT.
TARGET: 3,800 SQ. FT.
4 BEDROOMS / 4 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,149 SQ. FT.
2ND FLOOR	1,695 SQ. FT.
TOTAL	3,844 SQ. FT.
2 - BAY GARAGE	
COVERED PATIO	426 SQ. FT.

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Name Date

DEVELOPER:
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VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET - PLAN 4

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DESIGN:	AW
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JOB NO.:	308.52.02
DATE:	05/20/14
SHEET	5 OF 9

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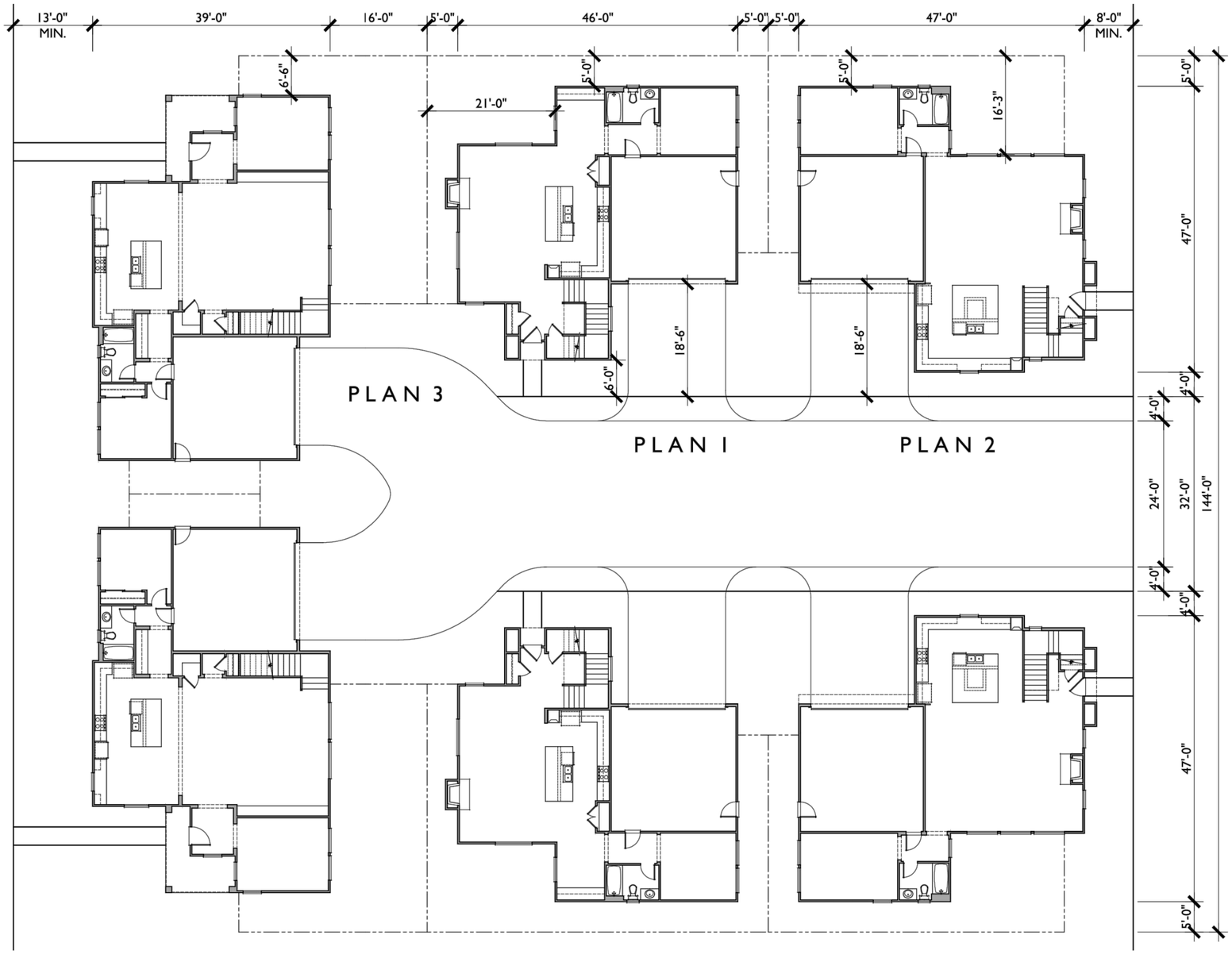

TYPICAL 6-HOME CLUSTER :
CANDLELIGHT DRIVE EDGE

North

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DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET
TYPICAL 6 - HOME CLUSTER

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SHEET 6 OF 9

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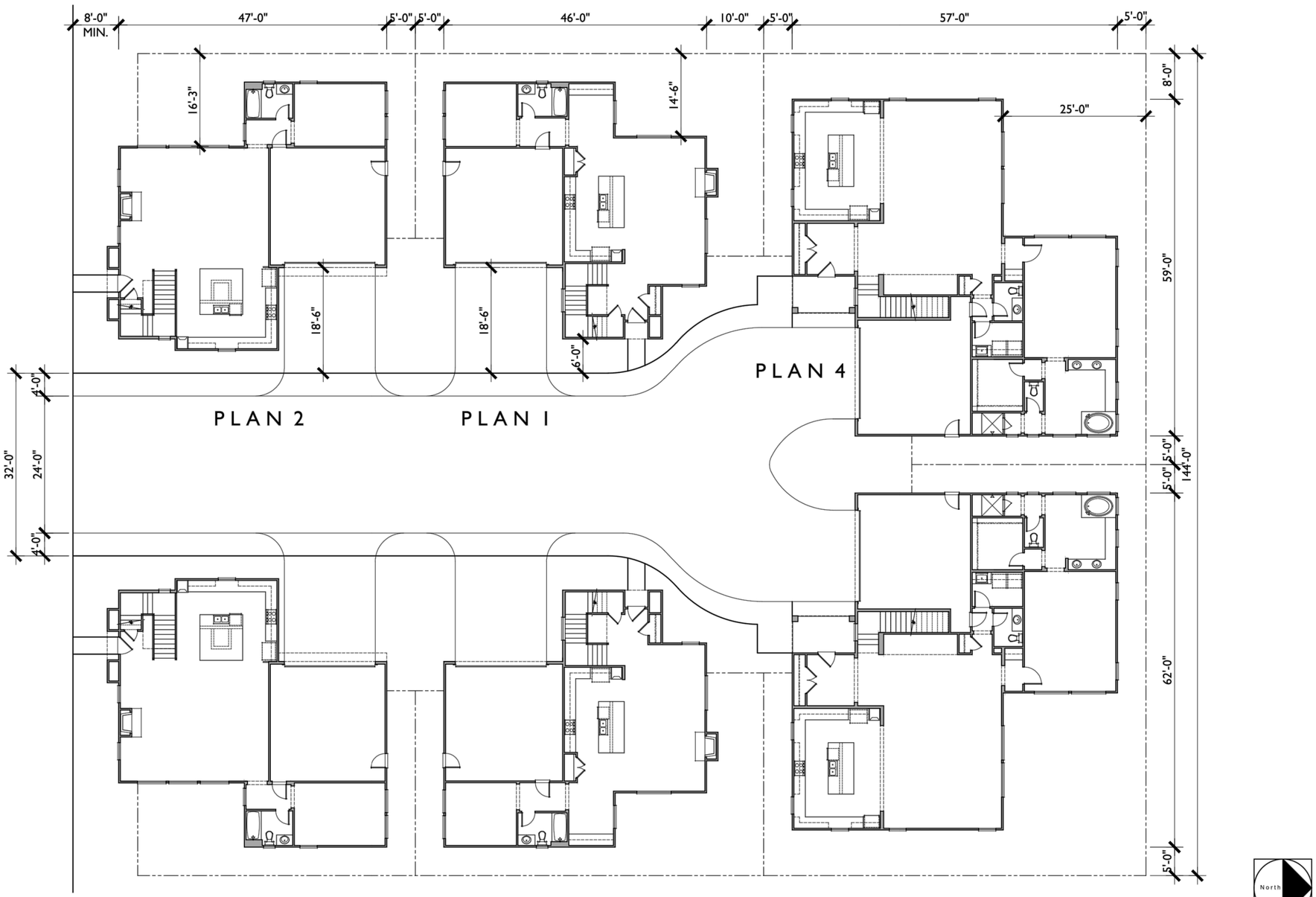

TYPICAL 6-HOME CLUSTER :

SCU CAMPUS AND FIRST STREET SITE EDGE

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DEVELOPER:
Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET
TYPICAL 6 - HOME CLUSTER

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JOB NO.:	308.52.02
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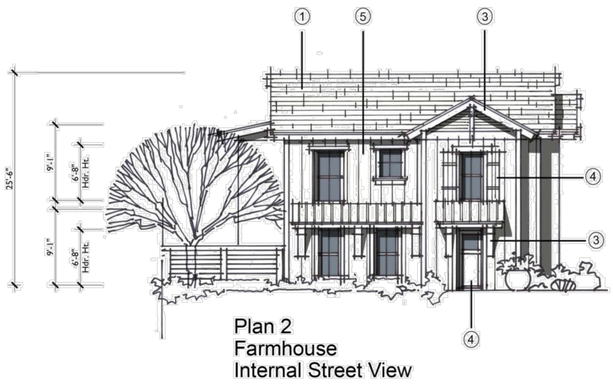
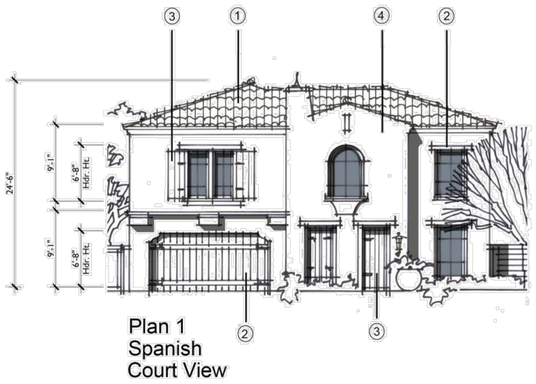
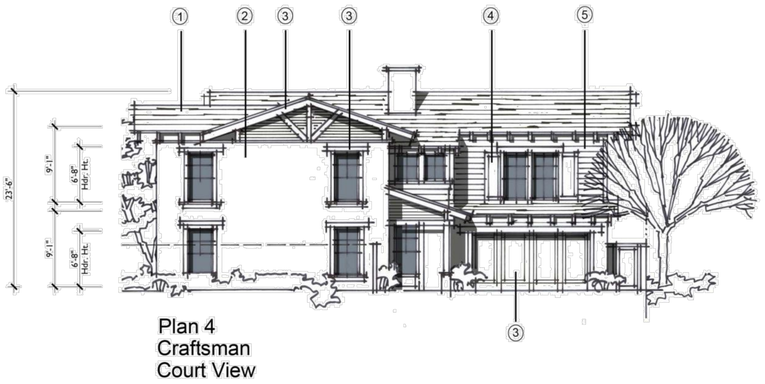
SHEET 7 OF 9



Plan 2
Farmhouse
Internal Street View



Plan 1
Spanish
Court View



Plan 4
Craftsman
Court View

0 4 8 16
Scale: 1/8"=1'-0"

Conceptual Elevations

Candlelight Drive Cluster Court Views

Los Angeles County, California

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VESTING TENTATIVE TRACT MAP
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FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET
CONCEPTUAL ELEVATIONS

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SHEET 8 OF 9

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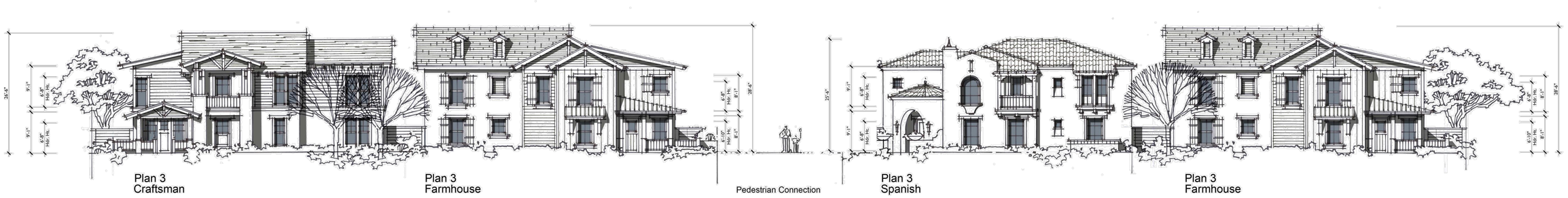

Conceptual Elevations

Candlelight Drive Street Scene

Los Angeles County, California

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NO.	REVISIONS	APP'D.	DATE

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Name Date

DEVELOPER:

Brookfield Residential

VESTING TENTATIVE TRACT MAP
TRACT NO. 72216
FOR CONDOMINIUM PURPOSES
CANDLELIGHT RESIDENTIAL
BUILDING PLAN SET
CONCEPTUAL ELEVATIONS

DRAWN:	JC
DESIGN:	AW
CHECKED:	AW
SCALE:	AS SHOWN
JOB NO.:	308.52.02
DATE:	05/20/14

SHEET 9 OF 9

P:\PROJECTS\308\52\LDVO\ENTITLEMENTS\VESTING TENTATIVE TRACT MAP\ELEVATION EXHIBITS\VH308202 SITE PLAN COVER FLOOR ELEVATION EXHIB Plotted by: Nora Jimenez